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Housing Element of the General Plan


City of
Rancho Palos Verdes

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I. INTRODUCTION

LOCAL SETTING

The City of Rancho Palos Verdes is located on the Palos Verdes Peninsula at the southwest tip of Los Angeles County. Each of the four cities on the Peninsula incorporated for the same basic reason -- control of planning and implementation policies. Palos Verdes Estates incorporated in 1939, Rolling Hills and Rolling Hills Estates in 1957, and Rancho Palos Verdes in 1973. Refer to Exhibit 1 for the City's local and regional setting.

The City includes 13.6 square miles of land and 7-1/2 miles of coastline. With its magnificent views of the Los Angeles Basin and ocean, and clean air, the Peninsula is a very desirable place to live. Construction of homes began in the 1920's and continued at varying rates to the present. The rate increased dramatically in the 1960's and intensified in densities, primarily in unincorporated areas.

The Peninsula has a unique physiography, formed over millions of years of submerging and lifting from the Pacific Ocean. Once an island, the Peninsula, nine miles wide by four miles deep, now rises above the Los Angeles Basin, with the highest elevation at 1,480 feet. The forming of the Peninsula has resulted in the unique terrace configurations readily observable today and the steep, rocky cliffs at the ocean's edge which rise from 50 to 300 feet. Additionally, erosion has created numerous steep-walled canyons throughout the Peninsula.

The topography and geology of the Palos Verdes Peninsula impose extensive constraints on development. Approximately 40 to 50 percent of the land within Rancho Palos Verdes has slopes in excess of 25%. The sea cliffs along the City's coastline are the result of continuous erosion by wave action, and in some areas continue to retreat at a rate of 6 inches per year.

Additionally, and perhaps of greatest significance, the Peninsula has a history of ground failure (landslides). While some isolated areas of the Peninsula exhibit evidence of ancient landslides, approximately 1,100 acres of land in the Portuguese Bend, Abalone Cove, and Klondike Canyon areas of Rancho Palos Verdes have experienced recent landslide activity (within the past 35 years), with resultant damage to residences, roadways, and utilities. In response to this concern, the City has prohibited new development in the area since 1978. Additionally, in 1984, the City established a

Redevelopment Agency to attempt to stabilize the slides in order to protect the existing residences and roadways in the area. Exhibit 2 depicts the boundary of the Redevelopment Area.

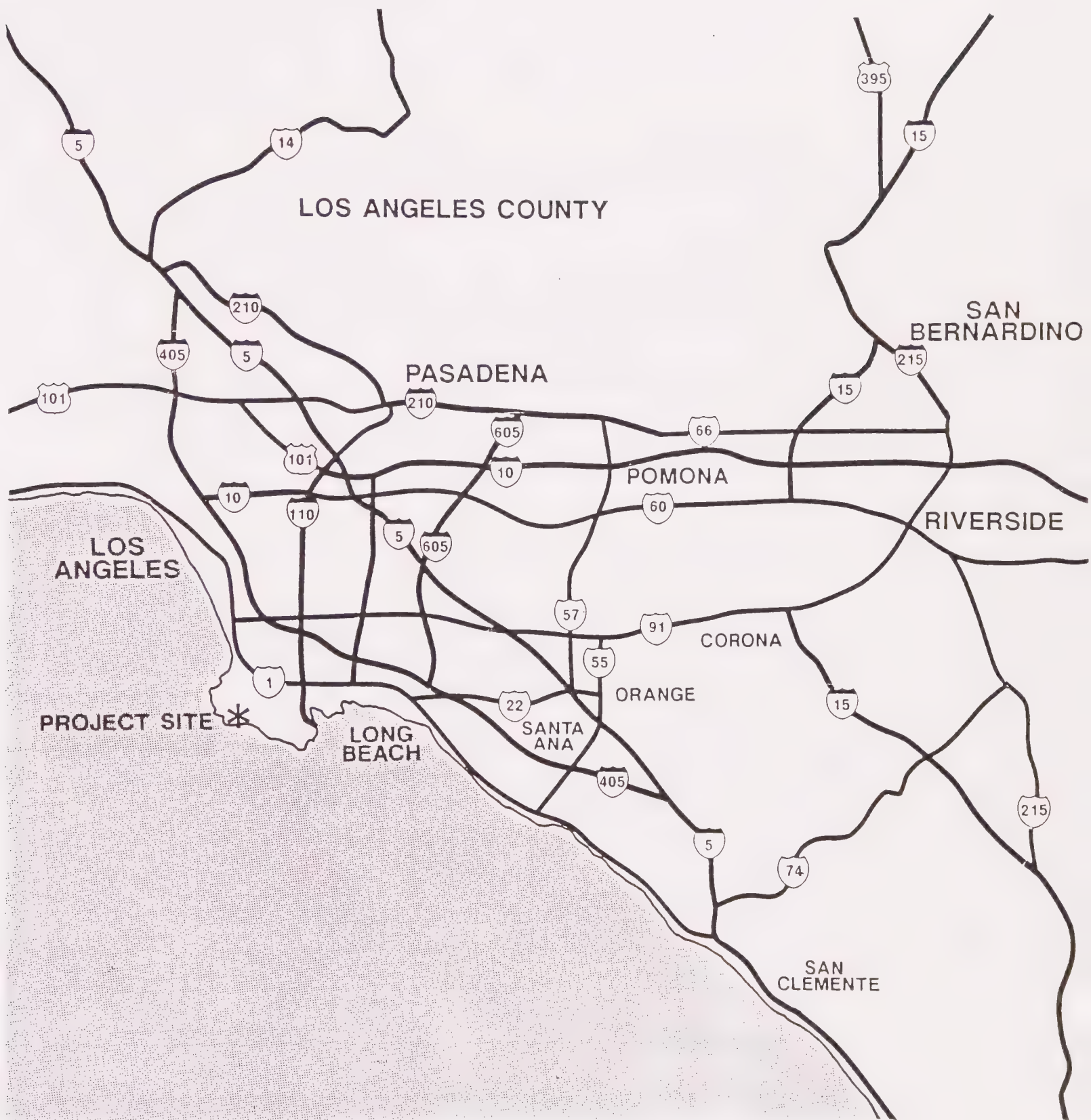
BACKGROUND

Housing elements were mandated by State legislation enacted in 1967. During the past 22 years, numerous revisions have been made to the required contents of housing elements. The last major revision occurred in 1981 when the Roos Bill was passed and thereby enacted Article 10.6 of the Government Code. A local housing element, pursuant to Article 10.6, must present a short-term, 5-year plan of action with respect to:

1. Improvement to the condition of the existing stock.
2. Financial assistance needs of lower-income households.
3. Production of new housing, including affordable housing.
4. Achievement of equal opportunity in housing.
5. Removal of local governmental constraints to the maintenance and development of housing.

The City's current Housing Element was adopted by the City Council on September 23, 1981, and amended the original housing policies adopted in the City's 1975 General Plan. Since Article 10.6 requires an update of a housing element every five years with the first one mandated by statute to occur by July 1, 1989, this Housing Element update was initiated in 1989.

After the 1990 update is adopted, the next revision is required by 1994. Data from the 1990 U.S. Census of Population and Housing will be available for the next necessary update which is particularly important to the City because of the presence of atypical households such as domestic quarters and senior home sharing. The 1994 Rancho Palos Verdes Housing Element also will need to describe the progress made on achieving the goals and objectives stated in the 1990 Housing Element.



Regional Location
RANCHO PALOS VERDES



Redevelopment Area
RANCHO PALOS VERDES

PURPOSE OF THE ELEMENT

A key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65581)

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 of Article 10.6 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

- "(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."
- "(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goals, provided such a determination is compatible with the state housing goal and regional housing needs."
- "(c) Local and state government have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."
- "(d) The legislation recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

ORGANIZATION OF THE ELEMENT

The Housing Element is organized according to the major needs that must be addressed by localities, according to the Statewide legislation. These are:

1. Condition of the Existing Housing Stock (Section III);
2. Existing Housing Needs of Current Residents (Section IV);

3. Projected Housing Needs to Accommodate Future Growth (Section V); and
4. Equal Housing Opportunity (Section VI).

Information for each of those housing needs is presented as follows:

1. An Assessment of Need;
2. An Inventory of Resources and Constraints (including governmental and market constraints);
3. A Statement of Goals and Policies; and
4. A Five-Year Housing Program (describing quantified objectives and implementation actions).

CITIZEN PARTICIPATION

According to Article 10.6 local housing elements should be prepared with the participation of all economic segments of the community. The preparation of the 1989 Housing Element included the following citizen participation activities:

1. Past citizen participation in the development of the goals, policies and objectives of the 1975 General Plan, the 1978 Coastal Specific Plan, the 1981 Housing Element, and the 1984 Eastview Annexation General Plan Amendment.
2. Community Forum, housing survey and interviews with community leaders to gather resident input on the Housing Element Update.
3. Study Sessions with the Planning Commission and City Council to discuss the intent and purpose of a housing element and to outline preliminary housing policies.
4. A joint workshop with the Planning Commission and City Council to discuss the State's comments regarding the "Preliminary Draft Housing Element".

Executive Interviews

One part of the public participation program involved a series of interviews with interested persons representing several public and private agencies and organizations. These interviews provided insights on citizen views and opinions on housing issues, and helped frame the discussions at subsequent workshops and study sessions.

Community Forum

On March 18, a Community Forum was held to provide the public with an overview of the need for and requirements of community housing elements. In addition, an opportunity was given to those in attendance to ask questions. The highlights of the forum are noted below:

- Lack of current census data presents a problem with accurate estimation of demographic and household characteristics and housing need.
- Distinction should be made on the housing needs generated within Rancho Palos Verdes by actions of the City as compared to those generated from employment projects outside Rancho Palos Verdes.

Housing Survey

A 16-question survey was distributed at the Community Forum and later to the Homeowners Associations and persons attending the Planning Commission Study Session. Twenty responses were received. While the survey was not intended to represent a valid statistical sampling of the community, some of the key results are summarized below:

- 43% of those responding have lived in the City for 20 years or longer.
- 95% of the respondents were homeowners.
- Less than 5% of the respondents lived in households with 5 or more persons (large families).
- Only 5% of those responding believed that there were not enough apartments or condominiums.
- About 86% of the respondents think that there is adequate new housing available or more than enough housing available.
- 26% think that housing especially designed for seniors should be provided for in Rancho Palos Verdes.
- Less than 10% believe it is appropriate to increase residential density to facilitate the construction of more moderate priced housing.
- 48% expressed some dissatisfaction with the level of code enforcement services provided in the City.

Planning Commission Study Session

On June 1, 1989, a Study Session was held with the Planning Commission to provide an overview of the process, report on progress made, and gain input on preliminary goals and objectives. The public and Commission discussion/comments are summarized below:

- Land costs make it impractical and extremely difficult to make affordable housing feasible.
- Large-scale commercial projects should have responsibility for the housing needs generated by them.
- New jobs created in the City may be filled by current residents and not create a need for new housing.
- Goals and objectives should be stated in a flexible way in the event demand is not created or financial resources are not available.

City Council Study Session

On June 19, 1989, a Study Session was conducted with the City Council to allow the public another opportunity for participation and to solicit City Council discussion on preliminary goals and policies. The results of the City Council discussion are reflected in the goals, objectives, policies and programs for:

- Addressing the housing needs of employment growth in the City.
- Addressing the housing needs generated by employment growth outside the City.
- Addressing the housing needs of current residents of the City.

Public testimony focused on the existence of affordable housing by unrelated seniors sharing housing and accommodations for domestic laborers who would otherwise require other housing units. Additional testimony was given on a mobile home subdivision proposal on County parkland (Shoreline Park).

DEFINITION OF TERMS

Several terms are used throughout the 1990 Housing Element which have unique meanings ascribed by California planning law. Before the body of the Housing Element is presented a brief glossary is provided in the next few pages to facilitate the understanding of terms employed in various sections of the element.

Condition of Housing

Rancho Palos Verdes' Housing Element, pursuant to the requirements of Article 10.6, includes an analysis of the physical condition of housing for purposes of identifying improvement needs. Seven categories of housing needs were identified by a survey of physical exterior conditions.

Existing Housing Assistance Needs (Overpaying)

These needs pertain to Rancho Palos Verdes' current residents that are paying more for housing costs than they can reasonably afford, given other life necessities such as food, transportation, health care, child care, insurance and other requirements. The problem of overpaying is often cited as the indicator of housing assistance needs since financial assistance is necessary to reduce costs to a reasonable level. The extent of overpaying is estimated by the number of very low and low income households that are spending 30% or more of their income on housing costs.

Using the very low and low income limits and the 30% standard, the following housing costs are considered thresholds for overpayment:

<u>Income Group</u>	<u>Annual Income Limit</u>	<u>30% of Monthly Income</u>
Very Low	\$19,000	\$475
Low	\$30,400	\$760

Goals, Policies, and Quantified Objectives

Goals are statements which describe the desired conditions that should exist in the housing environment. Policies are general statements of desirable City actions to achieve stated goals. Objectives are numerical targets to be achieved in a five-year time period; quantitative objectives must, according to State law, be stated for the rehabilitation, conservation and development of housing.

Household and Family

A household is all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals or a family. A family is a particular kind of household consisting of persons related because of blood, marriage or operation of the law.

Housing Production Needs

These needs refer to new housing needed during the 1989-1994 period in Rancho Palos Verdes for all income groups to:

1. Accommodate household growth;
2. Replace demolitions and other losses in the housing inventory;
3. Achieve a vacancy rate that will allow the housing market to operate efficiently and will provide mobility opportunities.

Income

State law requires that housing needs be calculated for four income groups, which are defined in reference to the median household income for the entire Los Angeles County. The median household incomes are computed and published annually by the U.S. Department of Housing and Community Development. In February 1989 the median household income for a four-person household residing in Los Angeles County was \$38,000. The four income groups are defined as follows:

<u>Income Groups</u>	<u>Percent of Median Household Income</u>	<u>Annual Income Limits</u>
Very Low	< 50%	< \$19,000
Low	50% - 80%	\$19,000 - \$30,400
Moderate	81% - 120%	\$30,400 - \$45,600
Above Moderate	121% +	\$45,600+

Overcrowded

Overcrowding refers to households living in housing units that lack sufficient space to meet basic needs of daily living. The prevalence of overcrowded conditions is measured by the ratio of persons and rooms in a housing unit (excluding bathrooms and kitchen). When the ratio of persons to rooms exceeds 1.0, an overcrowded condition is considered to exist.

II. PROGRESS REPORT

INTRODUCTION

Section 65588(a) provides that each local government shall review its housing element as frequently as appropriate to evaluate the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county, in implementation of the housing element.

Such an evaluation would focus on the following:

- (a) "Effectiveness of the element" (Section 65588(a)(2)): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).
- (b) "Progress in implementation" (Section 65583(a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- (c) "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

ELEMENT EFFECTIVENESS/RESULTS

The City's current Housing Element was adopted on September 23, 1981. The City's 1981 Housing Element established the following numerical objectives:

"The quantified objectives define the projected number of low and moderate households to be assisted, and/or units to be conserved or developed through the coordinated efforts of the City over the next few years.

The following table identifies the City's annual and five year objectives.

The quantified objectives as identified reflect 5% (annual) and 25% (5-year) of the available housing need statistics for the City. Due to the uncertainty of funding sources outside of the City's control as discussed in this document and the intent to institute a private-public partnership in fulfilling the housing needs of the City's present and future residents, the objectives may be revised on an annual basis.

TABLE 1
QUANTIFIED OBJECTIVES

<u>Target Group</u>	<u>Annual and Five Year</u>	
Owner Household	16	80
Renter Household	6	34
Large Family	2	10
Elderly Head of Household	5	28
Female Head of Household	11	56
<u>Employees</u>	12	61
Total Households:	52	269

During the nine years since the adoption date, the following quantified results have been attained:

1. Golden Cove -- Approval of 10 units of moderate-cost housing ("moderate" based on Peninsula-wide income levels).
2. CDBG -- Transfers of \$605,083 in Community Development Block Grant funding to the City of Lomita from 1981 to 1984 which was used to partially fund the construction of 145 units of senior, disabled, and low income housing.
3. Lifecare/Senior Housing -- Approval of two senior housing projects (one in operation) to address the needs of this "special needs" household group.
4. Conservation of Existing Housing -- Maintenance of existing housing through Redevelopment Agency activities in the Landslide area.
5. Conservation of Existing Housing -- Annexation of Eastview areas, in part, to provide a higher level of public services and encourage neighborhood preservation. The annexation added 2,599 residential units to the City's housing stock, units generally less costly than those in the remainder of the City.
6. Conservation of Affordable Rental Housing -- A 1986 City Council Subcommittee on Rents met with apartment owners to abate possible substantial rental increases.
7. Production of New Housing -- An estimated 378 new housing units have been constructed since 1981, in addition to the units annexed in the Eastview area.
8. Maintenance of Housing Condition -- In 1988, the City Council approved a Property Maintenance ordinance (Section 8.20 of the City Code) to require that private property be maintained in a neat and orderly manner.

The City produced 378 housing units since 1981, compared to the targeted objective of 269 units for the five-year planning period. There is, however, no data available to indicate the breakdown of such units relative to special needs groups, as listed in Table 1. Instead, over the course of the intervening years, changing circumstances in the City (rapidly rising land values, increase in elderly population, availability of funding for landslide abatement, etc.) have resulted in a focus on efforts to provide additional senior housing and to conserve housing jeopardized by previous, as well as potential, land movement. In addition, where possible, requirements for "affordable" housing have been incorporated into project approvals.

Of particular significance is the City's establishment of its Redevelopment Agency (RDA) in 1984. The RDA was formed to protect and conserve the 219 housing units in the Portuguese Bend, Abalone Cove, and Klondike Canyon landslide areas, many of which were damaged by recent landslides. Since its formation, the RDA has undertaken several key projects to abate slide movement and to assure continued infrastructure service to and through the area. The projects include: mass grading to stabilize the slide, sewer and drainage improvements, installation of dewatering wells, reconstruction of Palos Verdes Drive South, and shoreline protection measures. The City has committed \$1,030,000 of Community Development Block Grant funds, as well as a \$2 million State grant and almost \$1 million of City loans to carry out landslide abatement projects. Considerable progress has been made in slowing the movement of the slides and thereby protecting the existing housing stock. The development moratorium remains in effect, however, pending assurance that the slides have been stabilized permanently.

PROGRESS IN IMPLEMENTATION

The 1981 Housing Element contained several programs and proposed implementing actions. These programs are organized in Table 2 by Goal Category and the level of achievement is indicated for each program.

TABLE 2
RANCHO PALOS VERDES: 1981 HOUSING ELEMENT PROGRAMS

GOAL I: PROMOTE A RANGE OF HOUSING TYPES

<u>Program</u>	<u>Implementing Action</u>	<u>Level of Achievement</u>
1. Complete study and hearings of mixed-use ordinance	Appropriate Ordinance(s)	CUP's and specific plans allow flexibility.
2. Determine which of the following might best supplement the existing housing stock: single family conversion, garage units, grandparent cottages, accessory apartments, others.	Appropriate Ordinance(s)	CUP required for second unit.
3. Work with existing agencies to expand housing services in the City, house sharing, group care, congregate homes, outreach efforts	Establish lines of communication	CDBG funding to Lomita; two congregate care facilities approved.
4. Investigate incentives for developers to design a variety of housing: size, owner/renter occupancy, amenities	Appropriate Ordinance(s)	Flexibility in RPD's, CUP's.
5. Provide up-to-date information to interested parties on various construction techniques: modular, manufactured, and others.	Distribute as requested	Some information available.

**GOAL II: PRESERVE AND ENHANCE THE COMMUNITY'S
QUALITY LIVING ENVIRONMENT**

<u>Program</u>	<u>Implementing Action</u>	<u>Level of Achievement</u>
1. Complete energy evaluation program: ordinances, information booklet, design checklist	Appropriate Ordinances and publications	Title 24 information available.

**GOAL III: ENHANCE THE VISUAL CHARACTER AND
PHYSICAL QUALITY OF EXISTING NEIGHBORHOODS**

<u>Program</u>	<u>Implementing Action</u>	<u>Level of Achievement</u>
1. Investigate a program to provide minor home repairs	Appropriate Ordinance(s) and/or programs	Housing assessment completed; priority areas identified.
2. Evaluate the need for a loan guarantee program to provide low interest repair loans for low and moderate income families in landslide moratorium and other areas.	Appropriate Ordinance(s) and/or programs	Funding availability under review.

TABLE 2 (CONTINUED)

**GOAL IV: ENCOURAGE THE DEVELOPMENT OF HOUSING
IN A MANNER WHICH ADEQUATELY SERVES THE NEEDS
OF ALL PRESENT AND FUTURE RESIDENTS OF THE COMMUNITY**

<u>Program</u>	<u>Implementing Action</u>	<u>Level of Achievement</u>
1. Supply support to the local fair housing council	Allocate resources	CDBG funds to Lomita for senior housing.
2. Investigate further involvement with the Los Angeles County Housing Authority to provide rental assistance and/or administration of other programs	Appropriate ordinances	Funding availability under review.
3. Initiate a review of permit processes with an emphasis on streamlining; for example, master EIR	Initiate policy change. Adopt appropriate ordinances	Procedure manuals, checklists, brochures; CEQA guidelines.
4. Review current fees to determine their appropriateness.	Necessary resolutions	Annual review.
5. Encourage alternative construction methods aimed at reducing construction and/or energy costs; manufactured, modular, underground, solar efficient, and others.	Review and amend existing codes.	New Building Code being prepared.
6. Determine how and if the development code and/or present zoning should be modified to increase the potential for affordable housing	Review and adopt appropriate ordinances	Code revisions in process; RPD and CUP provide flexibility.
7. Study methods of reducing costs to developers of affordable housing such as financing alternatives, fee reduction and reduced processing time	Review existing policy and adopt appropriate ordinances	Code revisions in process; density bonus law.
8. Assemble and provide information on available building sites to developers of affordable housing	Distribute as requested	Information available.
9. Solicit the private sector's involvement in providing affordable housing	Contact possible alternatives	Golden Cove, Marriott; on-going discussions with others.
10. Publicize the various methods that are available to reduce a potential owner's share of obligation: shared appreciation, equity investment, leasehold and others	Publish	Information available.

TABLE 2 (CONTINUED)

<u>Program</u>	<u>Implementing Action</u>	<u>Level of Achievement</u>
11. Identify selected sites throughout the city as to feasibility for affordable housing development.	Determine appropriate sites	Site information available.
12. Regularly review existing and available housing programs. Submit reviews for policy direction	Submit reviews for policy direction	Literature received and seminars attended.
13. Determine feasibility of a density bonus program capable of providing affordable housing	Necessary ordinance	Bonuses provided by State law; flexibility allowed through Specific Plan, RPD, and CUP processes.

APPROPRIATENESS OF GOALS AND POLICIES

The City's current Housing Element was adopted on September 21, 1981. Housing policies adopted in the original General Plan in 1975 were incorporated into the 1981 Housing Element with some minor revisions, and several new policies were added. Table 3 lists the 1981 Housing Element goals and policies. The policies remain appropriate for the City and are all suggested to be retained.

TABLE 3
RANCHO PALOS VERDES: 1981 HOUSING ELEMENT
GOALS AND POLICIES

<u>GOAL I</u>	<u>POLICIES</u>
Promote a Range of Housing Types	<p>Encourage a variety of housing types in new development, including rentals, while maintaining the present predominance of single family residences found throughout the community.</p> <p>Discourage conversion of apartments and prohibit conversion when city vacancy rate is less than 5%, since this further limits the economic range of housing.</p> <p>Encourage the design of housing with variety in size, number of rooms, and level of amenities.</p>
<u>GOAL II</u>	<u>POLICIES</u>
... Preserve and Enhance the Community's Quality Living Environment	<p>Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the community standards of environmental quality.</p> <p>Require all developments which propose open space to be held in private ownership to provide legal guarantees to protect these areas from further development.</p> <p>Control the alteration of natural terrain.</p> <p>Encourage energy conservation in existing and proposed housing development.</p> <p>Make an effort through zoning, cooperation with other governmental entities and acquisition to preserve the rural and open character of the City.</p>

TABLE 3 (CONTINUED)

GOAL III	POLICIES
<p>... To Enhance the Visual Character and Physical Quality of Existing Neighborhoods ...</p>	<p>Encourage and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design.</p> <p>Strengthen code enforcement programs so that scattered housing problems and graffiti are solved rapidly to prevent neighborhood deterioration.</p> <p>Prohibit encroachment of existing scenic views reasonably expected by neighboring residents.</p> <p>Enforce height controls to further lessen the possibility for view obstruction.</p> <p>Require proposed housing to show how it ensures the existence of neighboring site privacy, while simultaneously providing privacy to the occupant of the proposed units.</p> <p>Encourage individual pride and participation in home maintenance and improvement through neighborhood incentive programs.</p>
GOAL IV	POLICIES
<p>... To Encourage the Development of Housing in a Manner Which Adequately Serves the Needs of all Present and Future Residents of the Community.</p>	<p>Support and assist in enforcement of 'open housing' regulations to prohibit discrimination in the sale or rental of housing.</p> <p>Cooperate with County, State and Federal Agencies, monitoring all housing programs offered, and studying their desirability for implementation in the City.</p>

TABLE 3 (CONTINUED)

GOAL IV	POLICIES
	<p>Cooperate with other governmental entities to explore the possibility of obtaining rent and purchase subsidies for affordable housing in the city and South Bay region.</p> <p>Periodically review development codes to ensure flexibility to new technology and techniques of building while maintaining quality standards.</p> <p>Review fees with respect to impact on housing.</p> <p>Simplify governmental procedures wherever possible.</p> <p>Review City standards with respect to the provision of housing.</p> <p>Provide feasible assistance to developers proposing affordable housing.</p> <p>Determine ways in which the City can assist in providing housing to meet special community needs.</p> <p>Encourage the provision of housing opportunities for various type households.</p>
GOAL V	POLICIES
<p>Ensure Sensitivity to the Unique Characteristics of Special Areas, Such as the Coastal Region and the Geologically Unstable Areas . . .</p>	<p>Allow no further development involving any human occupancy within the active landslide area.</p> <p>Continue cooperation and coordination efforts responsive to the needs of the residents in the geologically unstable areas.</p>

COASTAL ZONE REQUIREMENTS

In addition to Progress Report information, Section 65588 of the Government Code requires that, in housing element updates, coastal jurisdictions document the number of low- and moderate-income housing units converted or demolished, and the number of replacement units provided. The following information addresses this item for the City.

Within Rancho Palos Verdes, the number of units approved for construction within the Coastal Zone after January 1, 1982 is 137 units. The number of low and moderate units required is none (although 10 "affordable" units were required in the Villa Capri project which is located immediately adjacent to the Coastal Zone and 12 "affordable" Marriott Lifecare Facility units will be located within three miles of the Coastal Zone). The number authorized to be demolished or converted is zero, as is the number of replacement housing units required. Consistent with State law, the City has not allowed demolition of or converted any low or moderate-income housing units in the Coastal Zone in that time frame, and therefore, no replacement units have been required.

III. HOUSING STOCK CONDITION

INTRODUCTION

The term "housing condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. "Housing improvements", on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

ASSESSMENT

As of January 1989, Rancho Palos Verdes had a housing stock comprised of 15,356 dwelling units and a population of 45,984. Most of Rancho Palos Verdes' housing units are single-family dwellings; a complete breakdown is listed below:

TABLE 4
COMPOSITION OF THE HOUSING STOCK: JANUARY 1989

	<u>Units in Structure</u>	<u>Number</u>	<u>Percent</u>
•	Single-Family	12,549	81.7%
•	2-4	213	1.4%
•	5+	2,594	16.9%
•	Mobile Home	0	0.0%
	Total Units:	15,356	100.0%

Source: State Department of Finance, Housing Unit Estimates, January 1, 1989
Table construction by Castaneda & Associates

In 1980, the City's housing inventory included 12,281 dwelling units. Between April 1980 and January 1989, the stock has increased by 3,075 dwellings. Most of the net gain was in single-family dwellings, as noted in Table 5 on the following page, and a result of the annexation of the Eastview area.

TABLE 5
CHANGES IN THE HOUSING SUPPLY: 1980-1989

	<u>1980</u>	<u>1989</u>	<u>Change</u>	<u>Percent</u>
• Single-Family	9,814	12,549	2,735	88.9%
• 2-4	213	213	0	0.0%
• 5+	2,254	2,594	340	11.1%
• Mobile Home	0	0	0	0.0%
Total Units:	12,281	15,356	3,075	100.0%

Note: Department of Finance (DOF) data did not include any entry regarding mobile homes. The Eastview annexation occurred in 1983 and contributed 2,201 single family dwellings, 398 multi-family housing units and 8,144 population. Numbers may not precisely reflect changes due to differing reporting methods used by sources.

Sources: 1980 Federal Census of Population and State Department of Finance (January 1, 1989).

Table construction by Castaneda & Associates.

The majority of the City's housing supply is owner-occupied; in 1980, 18.9% of the stock was renter-occupied and 81.1% was owner-occupied. Table 6 illustrates the tenure by housing type, according to the 1980 Census. The Table does not include vacant units, and thus the total unit count is somewhat less than that listed in Table 5.

TABLE 6
OWNER/RENTER RATIOS BY HOUSING TYPE

	<u># Owner</u>	<u>% Owner</u>	<u># Renter</u>	<u>% Renter</u>	<u>Total</u>
1 Unit	8,852	91.9%	777	8.1%	9,629
Duplex	0	0.0%	0	0.0%	0
Tri-Plex 4-Plex	78	36.6%	135	63.4%	213
5+ Units	741	36.4%	1,342	64.4%	2,083
Mobile Homes	0	00%	0	00%	0
Total:	9,671	81.1%	2,254	18.9%	11,925

Source: 1980 Federal Census of Population
Table construction by Castaneda & Associates

QUALITY OF EXISTING HOUSING

One of the major contributions to the 1990 Housing Element is a survey of the condition and quality of Rancho Palos Verdes' existing stock. The 1981 Housing Element provided an estimate of nine renter-occupied substandard dwellings. In June 1989, a housing condition survey was completed for purposes of providing more complete information on the extent of housing improvement needs and to give a geographic focus to the City's home repair and rehabilitation programs.

Housing Condition and Improvement Survey

Each neighborhood in the City was analyzed by a windshield "reconnaissance" survey. The reconnaissance survey, which covered neighborhoods where the vast majority of housing was believed to be in sound or excellent condition, identified the general quality of housing characteristics. A parcel level survey accounted for the housing quality of each structure in the Eastview neighborhoods because this area was annexed after adoption of the 1981 Housing Element. The Eastview area was geographically divided into six neighborhoods and the following categories of housing condition were established:

- No Repairs Required
- Minor (paint or fix-up)
- Moderate (multiple minor fix-up items)
- Moderate (new roof needed)
- Moderate (new roof needed + 1 other minor repair)
- Major (several minor and moderate level repairs needed)
- Replacement (major structural defects)

Several housing units needed some level of improvement. Because of the age of the units, roof repairs and/or replacement were the predominant physical improvement need. Of the dwellings needing moderate rehabilitation, 82% were categorized as moderate -- new roof needed.

RESOURCES AND CONSTRAINTS

State law places a high priority on improving the condition of the standing stock and conserving existing affordable housing. The resources and constraints pertinent to these issues relate primarily to the availability of financing, the appropriateness of City participation in State and Federal housing programs, and the continuation of currently effective policies and programs. The aim of this sub-section is to establish a brief overview of the resources and constraints shaping the City's current and proposed plan of action to improve and conserve existing housing.

Community Development Block Grants/Redevelopment Agency

One resource available to and used by the City to improve the quality of housing for existing residents are CDBG funds. The City has allocated 1988-89 and 1989-90 fiscal year Block Grant funds to the "CDBG Portuguese Bend Landslide Mitigation Project", and has allocated over \$1 million of CDBG funds since 1984 for landslide mitigation efforts within its Redevelopment Area boundaries (approximately 1,100 acres). The intent of the Redevelopment Agency is to conserve some 219 residences subject to damage from earth movement, and potentially to stabilize the area such that limited new construction might occur. Pursuant to State requirements, 20% of the incremental property tax revenues within the RDA must be set aside for the provision of low and moderate income housing.

Federal and State Housing Programs

There are additional Federal and State housing programs designed to facilitate the improvement and conservation of existing housing. These programs include:

1. Section 8 Moderate Rehabilitation; a program designed to encourage physical improvements to multi-family structures in conjunction with the provision of rental assistance to eligible persons and families.
2. California Homeownership Assistance Program: a program that provides up to 49% of the purchase price of a mortgage participation loan with an institutional lender on behalf of income-eligible households.

These programs have income eligibility requirements that limit participation to lower income households. Because of the City's income and high-ownership profile, it is doubtful that there would be much demand for either of these programs.

GOALS AND POLICIES

As stated in the introduction, a local housing element must include a statement of goals and policies. The goals and policies should address both structural and affordability conservation, pursuant to the requirements of Article 10.6 of the Government Code.

Goals

1. Attain a housing stock in good condition, without evidence of health or safety hazards.
2. Retain quality neighborhood living environments throughout the entire City.
3. Preserve the City's most affordable and least costly housing, particularly the rental stock.

Policies

1. Encourage individual pride and participation in home maintenance and improvement through neighborhood preservation and beautification programs.
2. Strengthen code enforcement programs so that scattered housing problems, including graffiti, are solved rapidly to prevent neighborhood deterioration.
3. Require proposed housing to show how it ensures the existence of neighboring site privacy, while simultaneously providing privacy to the occupant of the proposed units.
4. Allow no further development involving any human occupancy within the active landslide area, unless and until such time as the landslide is considered abated.
5. Continue cooperation and coordination efforts to meet the needs of the residents in the geologically unstable areas.
6. Continue to allocate CDBG funds to landslide abatement efforts to conserve existing housing stock in the landslide areas.

7. Discourage the conversion of apartment units to condominiums.
8. Use the City's Property Maintenance Ordinance to achieve housing improvements and conservation throughout the City's neighborhoods.
9. Evaluate on a continuous basis additional means of meeting the City's housing conservation, maintenance and improvement goals.

FIVE-YEAR HOUSING PROGRAM

The City's Housing Element must include: "A program which sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake ..."

The City's 5-Year Housing Program includes the following quantified objectives and implementation actions related to improving the existing housing stock and conservation of affordable housing:

Quantified Objectives

1. Provide assistance for the improvement, repair and rehabilitation of up to 10 substandard low and moderate income housing units, if occupied by households that meet the eligibility requirements for the CDBG program and/or the 20% set-aside fund related to the City's Redevelopment Area.
2. Conserve 219 existing housing units within the City's landslide mitigation area (RDA) through the use of Community Development Block Grant funds and other financing sources.

Implementation Actions

As previously explained, a community's housing element must include a housing program that describes the specific actions to be accomplished during a five-year period to address unmet housing needs. The following actions provide a summary of the Housing Program pertaining to the improvement of the existing stock and conservation of affordable housing.

1. Conservation of Housing in Redevelopment Area

The City will continue to apply Community Development Block Grant funding and revenue from other sources to further abate land movement within the Redevelopment area. The area will be continuously evaluated to determine if stabilization is sufficient to assure the viability of existing structures or, potentially, to permit the construction of new residences. The City anticipates completion of projects to establish gabions at the toe of the slide, rebuild roadways, and construct additional drainage facilities over the 1989-1994 period.

2. Neighborhood Preservation and Beautification Program

A possible future action is the creation of a program to encourage preservation and beautification efforts. The City currently provides funding for beautification projects, using recycling revenues awarded to homeowners associations. Improvements to substandard housing for low and moderate income families or for neighborhood preservation efforts could also be considered on a subsidy or grant basis, if funding were available from CDBG set-aside funds or housing impact fees. The City will continue to review recycling grant requests on an annual basis. The City will, prior to June 1991, evaluate opportunities to fund rehabilitation of low and moderate income structures, in cooperation with the L.A. County Housing Authority and any other identified agencies.

3. Condominium Conversions

The City's existing Housing Element policy is to discourage conversions of apartments and prohibit conversion when the vacancy rate is less than 5% since this further limits the economic range of housing. The policy is currently implemented as conversion requests (tract maps) are reviewed for consistency with General Plan policies, including those in the Housing Element. The City will further explore ways to implement this policy through subdivision or conditional use permit regulations. The City will evaluate and, if feasible, implement such regulations prior to January, 1992.

4. Continued Affordability

The conservation of existing affordable housing is an important Statewide goal. In the event such housing is constructed in the future, the City will implement actions to ensure continued affordability by monitoring conditions related to low and moderate income restrictions. Similarly the City will continue the efforts of a City Council subcommittee on rental rates to encourage a reasonable level of increases. Prior to January 1991, the City will designate Staff responsible for monitoring affordable housing restrictions associated with development projects. Council subcommittee reviews of apartment rental rates will be scheduled for June 1991, and June 1993.

5. Redevelopment Area Financing Assistance

The City will continue to aggressively pursue financing alternatives with lending institutions, to assist residents in the Redevelopment Area to maintain and improve the condition of their existing homes.

IV. HOUSING ASSISTANCE NEEDS

INTRODUCTION

The housing needs of Rancho Palos Verdes resident households are presented in two ways: 1) housing assistance needs; and 2) special housing needs. The assessment of housing assistance needs, pursuant to State law, includes:

Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . . (Section 65583(a)(2)).

. . . a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583(a)(1)).

Special households refer to:

- Handicapped;
- Elderly;
- Large families;
- Farm workers;
- Female heads of households; and
- Families and persons in need of emergency shelter.
- Homeless

Overcrowded households fall within the intent of the special housing needs analysis and must be included in a needs assessment.

HOUSING ASSISTANCE NEEDS

California housing law identifies the Southern California Association of Governments (SCAG) as the regional planning agency responsible for estimating the existing needs of the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties.

In the 1988 Regional Housing Needs Assessment (RHNA), existing need is defined as the number of resident lower income households paying 30% or more of their income for housing. Previously, the same definition had been used in the 1983 Regional Housing Allocation Model (RHAM). The 1980 Federal Census was the primary data source for both the 1983 RHAM and 1988 RHNA.

According to the RHNA, SCAG estimates that there are 683 resident lower income households paying 30% or more of their income on housing costs. This number equals 4.6% of Rancho Palos Verdes' total resident households. The estimated income and tenure distribution of these 683 lower income households is listed in Table 7.

TABLE 7
CITY OF RANCHO PALOS VERDES: EXISTING HOUSING NEED
BY INCOME AND TENURE: 1987

	Owner	Renter	Total
Very Low Income (0-50% of median income)	187	161	348
Low Income (50%-80% of median income)	165	170	335
Total:	352	331	683

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, Table 1; Existing Needs, June 1988.

However, the income information used to determine existing household need is based on 1980 Census information. A review of the 1980 Census for those census tracts which comprise the City as it exists today (including Eastview), indicates that monthly housing costs for 23.1% (2269 units) of owner occupied housing and 18.3% (477 units) of renter occupied housing were under \$400, an amount "affordable," to a low or very low income family of four. Thus, the City appears to have a housing stock which more than meets the existing needs for very low and low income households, with over 3,300 units having mortgages or renting for less than 30% of a very low income household threshold. Assuming a 5% per annum decrease in this stock as houses were sold and rentals changed over the intervening years, the City would still have nearly 2,200 such dwelling units, although rental increases might further reduce those numbers. The Census data and extrapolation do not indicate how many of the persons living in those units were or are low-income households.

Special Housing Needs

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments."*

1. Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

With respect to handicapped households, the 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation related. According to the 1980 Census, there are 1,044 persons in Rancho Palos Verdes with a work disability, which was defined as a physical condition that impeded a person's ability to work. Of this total, 348 of the persons with a work disability were prevented from working. There are no income data reported in the 1980 Census for persons with these physical disabilities. It is estimated that the number of handicapped persons may have increased since 1980 due to an anticipated increase in the elderly population, although the extent of the change will not be documented until the 1990 Census is available. The City has not received complaints from handicapped persons regarding housing availability in the City.

*State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

2. Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner. According to the 1980 Census, there were 1,724 persons who were 65 years of age or older which represented 4.7% of Rancho Palos Verdes' total population. It is anticipated that the 1990 Census will indicate a significant increase in the City's elderly population, and the City's housing program emphasizes the needs of this special group. Since the 1981 Housing Element was approved, the City has added approximately 240 senior living units to its housing stock, and has approved construction of an additional 250 units.

3. Overcrowded Households

Overcrowding is defined as housing units with 1.01 or more persons per room (excluding bathrooms and kitchen). In 1980, there were 136 households residing in overcrowded conditions.

Income Below Poverty	0
Income Between 100 and 124% of Poverty	0
Income 125% of Poverty or Above	136
Total:	136

An estimated 1.1% of all the City's households were overcrowded in 1980. Due to the increase in house sizes and decreasing household size since 1980, the City expects that the number of overcrowded households has decreased.

4. Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. There were 106 Rancho Palos Verdes residents employed in the "farming, forestry and fishing" occupations in 1980. This employment category is an indicator of farm workers and farmworker households. The distribution of the 106 workers is as follows:

• Farm Managers	13
• Other Farm Workers	8
• Related Agriculture	72
• Forestry and Logging	0
• Fishing, Hunting and Trapping	13
Total:	106

Agriculture - related workers constituted 0.6% of all employed residents of Rancho Palos Verdes in 1980. The City has no reason to believe that these residents have specialized housing needs except to the extent these persons are members of other special needs groups or fall into very-low or low-income categories.

5. Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 Census of Population seems to confirm the consequences of this trend.

According to federal census data, the City of Rancho Palos Verdes had 1,823 female head of households. The number of female head of households represents 15.3% of all the City's households as of 1980. The 1980 Census also reported on the status of all female persons 15 years or older, as identified below. The City anticipates that an increase in the number of female household heads since 1980 would reflect an increase in the elderly population, changes in marriage and divorce rates, and a higher percentage of women in the workforce. Programs such as senior home sharing are targeted towards the portion of this special needs group most likely to require assistance, and programs providing housing subsidies to low income families would be available to such households headed by females.

TABLE 8
CITY OF RANCHO PALOS VERDES: STATUS OF FEMALE PERSONS -- 1980

	<u>Number</u>	<u>Percent</u>
• Single female	3,425	23.4%
• Married female	9,520	64.6%
• Divorced/separated	1,081	7.3%
• Widowed	685	4.7%
Total:	14,711	100.0%

Source: 1980 Federal Census of Population and Housing

6. Large Families

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1980 Federal Census. That data, now nine years old, indicated that 15.2% of the City's total households had five or more persons. Due to decreasing household size since 1980, the City expects that the number of large-family households will have decreased.

TABLE 9
CITY OF RANCHO PALOS VERDES: HOUSEHOLD SIZE -- 1980

<u>Number of Persons in Household</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
1	1,303	11.0%
2	3,777	31.8%
3-4	4,999	42.0%
5+	1,801	15.2%
Total:	11,880	100.0%

Source: 1980 Federal Census of Population and Housing

7. Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons on need of emergency shelter" to the special needs groups to be considered in each jurisdiction's Housing Element.

There are no data available regarding homeless persons in Rancho Palos Verdes. The Los Angeles County Sheriff's Department, Lomita station, has received no requests for shelter from persons in Rancho Palos Verdes and is not aware of any homeless persons residing in the community. There are occasional transients who pass through the city, however.

The Salvation Army has a comprehensive housing program that serves Los Angeles County. That agency could recall no requests for emergency shelters from the Rancho Palos Verdes area. There are no shelter facilities on the Peninsula. The Salvation Army maintains intake facilities at San Pedro, Redondo Beach, Torrance, Long Beach and Compton. From those facilities, people are referred to shelters at Long Beach, downtown Los Angeles and Westwood.

NEEDS, RESOURCES AND CONSTRAINTS

Needs Assessment Summary

Several segments of the population are considered in the needs assessment. Although a variety of housing needs exist, the most fundamental are financial assistance and accessibility. To address these needs, most State and Federal resources are directed at renter households, such as the Section 8 rental assistance program and first-time buyer program. On-going public subsidies for owner households that are currently overpaying generally are unavailable.

According to estimates by the SCAG, there are 331 renter, lower income households that are overpaying and are, therefore, in need of housing assistance. Most of these households are likely to be small families (2-4 persons) with either a female or male head of household or a small household consisting of unrelated individuals. This statement is

based on the high probability that most of these lower income households are residing in the City's apartment stock. An apartment stock survey completed in June 1989 revealed the following bedroom distribution:

•	Efficiency	1.3%
•	1 Bedroom	27.0%
•	2 Bedroom	58.8%
•	3 Bedroom	12.9%

The special needs analysis has evaluated several population groups, including the handicapped, elderly, overcrowded, female head of households, large families, and the homeless. Lower-income handicapped households are included within the total number of households having assistance needs, as addressed generally by potential subsidies and State and Federal assistance programs. Although handicapped housing assistance needs may not be extensive, future requirements for affordable housing could provide at least a minimal level, such as 10%, to be designed to accommodate handicapped persons.

Senior housing needs have been quantified; these needs will be addressed by the two approved lifecare facilities in the City and by the proposed senior home sharing program. "Overcrowded" households all had incomes well above those eligible for most State and Federal housing programs. The need to assist such households in Rancho Palos Verdes is not, therefore, considered extensive and no special programs are proposed. In regards to farmworkers, the City has no reason to believe that its residents involved in agriculture, fishing, etc. have specialized housing needs except to the extent these persons are members of other special needs groups.

Senior home-sharing and the approved lifecare facilities would address many of the needs of elderly women, expected to be the major portion of the female head of household group requiring housing assistance. Other assistance may be available through rental subsidies. Finally, there are no data which provide evidence of homeless persons or families of a number which would warrant construction of a shelter facility.

Federal Section 8 Rental Housing Assistance

One possible resource that contributes to meeting the housing needs of current residents is the Section 8 rental assistance program. This program reduces the housing costs of income eligible lower income households who are certificate holders to 30% of income. For households who are voucher holders, housing costs to the household may be 30% to 50% of income, depending on the rent of the unit the tenant selects.

State housing law now requires cities to assess the potential loss of housing subsidies over the next 10 years, with the phase-out of Federal or State funding. As the City currently has no subsidized housing projects, there is no possibility for loss of subsidies within that time period.

Resources available from the Federal Government for the Section 8 program are limited throughout the country. Besides limited funding sources, the income and market rent limits set forth by HUD are a constraint affecting the City's planning endeavors. Those income limits are presented in Table 10.

TABLE 10
HUD INCOME LIMITS FOR VERY LOW AND
LOWER INCOME HOUSEHOLDS -- 1989

Household Size (# of Persons)	Very Low income (1)	Lower Income
1	\$13,950	\$21,300
2	15,950	24,300
3	17,950	27,350
4	19,950	30,400
5	21,550	32,300
6	23,150	34,200
7	24,750	36,150
8	26,350	38,000

Source: U.S. Department of Housing and Urban Development, Los Angeles Area Office, Region IX, "Revised Income Limits for Public Housing and Section 8 Programs and Median Family Incomes for Fiscal Year 1989," (February 13, 1989).

(1) This is the income limit for eligibility in the Section 8 Rental Assistance Program.

An analysis was completed of the apartment rent structure in Rancho Palos Verdes in comparison to the Section 8 fair market monthly rent schedule, as follows:

<u>Section 8 Rent Ceilings</u>	<u>RPV Rent Ranges</u>
• Efficiency -- \$491	\$600 - \$610
• 1-Bedroom -- \$588	\$730 - \$900
• 2-Bedroom -- \$684	\$850 - \$1,200
• 3-Bedroom -- \$876	\$1,025 - \$1,400

None of the 712 apartment units included in the June 1989 survey had monthly rents that fell within the limits of the Section 8 fair market rent. The list below identifies the dollar difference between the least costly apartments and the Section 8 limits:

- Efficiency -- 1 unit @ \$109
- 1-Bedroom -- 6 units @ \$142
- 2-Bedroom -- 47 units @ \$166
- 3-Bedroom -- 11 units @ \$149

Other than Section 8 funds there are few federal and only several State housing programs: the funding amounts are limited; and substantial competition exists for the available resources. Some state resources are, however, particularly well suited to address, at least in part, special needs groups such as the handicapped, elderly and homeless.

20% Set-Aside Funds

Pursuant to State community redevelopment law requirements, 20% of the incremental property tax revenues within the City's Redevelopment Area must be set aside for the provision for low and moderate income housing. State housing law also requires that housing elements of cities include a description of the use of the Redevelopment Agency's Low and Moderate Housing Fund.

The City of Rancho Palos Verdes currently has an estimated \$10,000 set aside from the incremental property taxes in its Redevelopment Area. Other funds of up to \$70,000 are estimated as due to the City, but are currently impounded by Los Angeles County, pending the outcome of ongoing litigation. The future availability of such funding is uncertain, as is the total amount available in future years. The funds will be used by the

City for either: 1) providing rental assistance to identified low and moderate income families; 2) rehabilitation of low and moderate income residences, and/or 3) contribution to an affordable housing fund to assist with providing new affordable housing in the City. When the City receives requests for housing assistance from low or moderate income households, Environmental Services staff will respond by looking for appropriate funding from set-aside or other available funds. A more specific program and expenditure plan for the 20% set-aside funds will be developed as an implementation action.

Summary of Housing Assistance

The City of Rancho Palos Verdes does not anticipate that available funding will be sufficient to meet the "existing need" requirement as estimated by the Southern California Association of Governments. As indicated above, funding programs to assist low and moderate income households are generally based on the income level and market rents in a community. Due to the high income level and market rents in Rancho Palos Verdes, the City and its residents will likely not qualify for such assistance. Thus the City's housing assistance will depend on funding from 20% set-aside funds and housing mitigation fees, both of which will also be required to contribute to meeting "projected housing needs". The City does, however, propose a specific program to provide rental subsidies to an as yet undetermined number of low income families, and to utilize available funds to rehabilitate 10 units for low and moderate income families, and to conserve the 219 existing housing units within the City's Redevelopment Area.

GOALS AND POLICIES

The following goals and policies are established to guide future planning and implementation regarding providing housing assistance needs:

Goals

1. Assist current residents to retain housing within their economic means.
2. Discourage conversion of apartments and prohibit conversion when City vacancy rate is less than 5%, since this further limits the economic range of housing.

V.
PROJECTED HOUSING NEEDS

INTRODUCTION

This section of the Housing Element deals with a variety of factors pertaining to new housing production. These factors include the need for new housing over the next five years on the basis of population and employment growth trends as well as future housing need projections published by the Southern California Association of Governments. Another critical factor examined in this section is the amount of new housing that could be built compared to the new construction need. In addition, resources and constraints affecting public and private endeavors to meet future housing needs are analyzed. Finally, a plan of action is presented in terms of goals, policies, objectives and implementation measures.

POPULATION AND EMPLOYMENT GROWTH TRENDS

Population Trends Analysis

Between April 1980 and January 1989, the population of Rancho Palos Verdes increased from 36,577 to 45,984. Concurrently, the housing stock had a net positive change of 3,075 dwelling units. Table 11 below summarizes the data on population change since 1980.

TABLE 11
CITY OF RANCHO PALOS VERDES: POPULATION TRENDS -- 1980 TO 1989

<u>Year</u>	<u>Population</u>	<u>Incremental Increase</u>	<u>Cumulative Increase</u>
1980	36,577	-----	-----
1981	36,383	-194	-194
1982	36,613	230	36
1983	36,815	202	238
1984 *	44,880	8,065	8,303
1985	45,214	334	8,637
1986	45,605	391	9,025
1987	46,035	430	9,458
1988	46,277	242	9,700
1989	45,984	-293	9,407

Source: U.S. Census of Population and Housing, April 1980. State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1989, (as of January 1 each year).

Table construction by Castañeda & Associates.

* The Eastview annexation occurred in 1983 and contributed 2,201 single-family dwellings, 398 multi-family units plus 8,144 population.

As indicated by the table, the City's population has increased by only 1,104 persons (2.4%) since the Eastview annexation in 1983. The City's 1975 General Plan and 1984 General Plan Amendment No. 14 (Eastview) indicate that the maximum build-out population, based on infrastructure and environmental constraints, is 47,400, an increase of only about 1,416 more people. The City is approaching build-out. Accordingly, the supply of land is not sufficient to permit construction of substantial numbers of new housing units, and constitutes a serious constraint to the provision of affordable housing.

Employment Trends Analysis

According to the Southern California Association of Governments (SCAG), employment in the City of Rancho Palos Verdes was estimated at 2,889 as of 1987. SCAG further projects that the City's employment base will grow to 4,686 by the year 2010. This level of increase, however, would require major new employers, such as hotels, to locate in the City. As SCAG's estimate of regional housing needs is partially based on a community's employment, housing needs may be overstated if such a substantial increase in employment does not occur.

Share of Regional Housing Need

Article 10.6 Requirements

Under State Government Code Section 65584(a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

In addition, the distribution of housing need, pursuant to State housing element law, must seek to avoid further "impaction" of jurisdictions with relatively high proportions of lower income households.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, " . . . a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 (a)). In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria" set forth by the State Department of Housing and Community Development. In the case of Rancho Palos Verdes, this appropriate council is the Southern California Association of Governments.

Southern California Association of Governments (SCAG) Criteria

The purpose of the SCAG projections is to indicate the amount of new housing needed to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

According to SCAG:

"Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied." (emphasis added) *

SCAG also has indicated the following:

" . . . there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction. . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing Law, it may modify these numbers in accordance with State Law. *

The State Department of Housing and Community Development has pointed out to SCAG* that localities must account in their housing elements for the Future Needs that will have already occurred during the 1-1/2 year "gap" period from January 1, 1988, to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 "gap" period to the estimated accrual of need..."

Table 12 indicates SCAG's projected housing needs for the City of Rancho Palos Verdes, through mid-year 1994. The projections indicate an estimated need for 418 market rate housing units during the planning period. In addition, the RHNA forecasts a need for 84 housing units for very low- and low-income households. The need for this housing is expected to be employment induced and dependent on approval of commercial projects in the future. SCAG projects an increase of approximately 1,800 jobs in the City between 1987 and 2010, much of that within the next five years. Such an increase assumes some new major commercial development, such as the proposed hotels. The City maintains that, if such facilities are not approved or constructed, then the future low and moderate income housing need would be reduced proportionately. Meeting the needs of lower-income households usually requires housing subsidies and financial assistance, as indicated by SCAG, but fiscal resources are limited and will further constrain the extent to which such needs are met.

* Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988.

TABLE 12
CITY OF RANCHO PALOS VERDES: REGIONAL HOUSING NEEDS ASSESSMENT
JULY 1989 TO JUNE 1994

<u>Income Level</u>	<u>Number</u>	<u>Percentage Distribution</u>
Very low	38	7.6%
Low	46	9.1%
Moderate	52	10.3%
High	366	73.0%
<hr/>		
Total:	502	100.0%

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, July 1988, as amended on December 15, 1988 by SCAG.

RESOURCES AND CONSTRAINTS

According to State law, the Housing Element must contain an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. In addition, an inventory of land suitable for residential development is a required informational item of local housing elements. Moreover, a community's housing element must contain an assessment of non-governmental constraints, including land costs, construction costs and financing availability (i.e., market factors).

Governmental Factors

The governmental factors included in the Rancho Palos Verdes' scope of analysis are listed below:

1. Land Use Controls (e.g., Land Use Element, Zoning Code)
2. Landslide Moratorium
3. Building Codes and Enforcement
4. Off-Site Improvements
5. Site Improvements

6. Infrastructure
7. Processing Permits and Fees

State law does not imply that the above factors are actually constraints in all cities. Article 10.6, however, does require a descriptive analysis of these factors to determine if any of them do act as constraints to the maintenance, improvement, or development of housing in a local community.

All local governments exercise controls to protect the public welfare. Land use controls, codes and enforcement, required improvements, fees and processing times can all affect the quality and cost of housing production. If an ordinance or policy contains excessive performance standards, it may be so restrictive as to operate as an unwarranted constraint. Local policies and ordinances must be reviewed periodically to ensure that they accomplish their intended purpose without constraining new development or housing improvements.

As demonstrated in the following discussion, the City's land use and development process reflects real physical and infrastructure constraints existing within the City, is generally consistent with the regulatory procedures of other cities, and is being continually evaluated to try to minimize costs and timeframes for approval.

Land Use Controls

The General Plan establishes a policy framework for all development within the City. The Land Use Element designates areas and corresponding densities at which residential development is permitted. Density standards define the maximum number of units allowed per gross acre. Rancho Palos Verdes currently has eight residential land use designations. Land use designations and implementing zones are shown in Table 13.

Table 13
Residential Densities and Zones

<u>Land Use Density</u>	<u>Zoning Classifications</u>
1DU/5AC	RS-A20, RS-A5
1DU/AC	RS-1
1-2 DU/AC	RS-1, RS-2
2-4 DU/AC	RS-2, RS-3, R-S-4
4-6 DU/AC	RS-4, RS-5, RM-6
6-12 DU/AC	RM-6, RM-8, RM-10, RM-12
<u>12-22 DU/AC</u>	<u>RM-12, RM-22</u>

The Zoning Ordinance translates General Plan policies into standards and requirements. Within the various residential zones, development standards establish minimum lot area, building height, setbacks and parking requirements. Since the General Plan and Zoning Map were developed within a short time of each other, the Zoning Map classifications and boundaries are consistent with General Plan densities. Nearly 71% of the City is zoned for residential development. While most of that land is zoned for single-family residential development at 1-4 units per acre, almost 20% of the City's existing housing stock is comprised of multi-family units in zones with densities of 6-22 units per acres.

The various residential zones and corresponding development standards are shown in Tables 14 and 15. The single family 16-foot height limitation can be considered a restraint on residential development. While the 16-foot height limit was established for view preservation purposes, height variations are possible. This has become a frequent permit application in Rancho Palos Verdes. As housing costs continue to increase, many families are choosing to add on to their present homes rather than to purchase larger quarters at a very high cost.

Parking requirements are not a constraint to housing affordability in Rancho Palos Verdes as they might be in a beach city or a more highly urban area. The City generally requires two parking spaces per unit, but does not require additional parking for structures with more than two bedrooms, other than for visitor parking for apartments and other attached housing. The marginal cost for additional parking in Rancho Palos

Verdes would be negligible relative to other affordability constraints, such as land cost and environmental factors.

In summary, the City's land use and density controls, as well as its development standards, have provided a mixture of types of residential developments and densities. Remaining land is generally constrained by geologic, topographic, and other environmental factors and, therefore, zoning and development standards for those properties reflect those constraints. The City's Residential Planned Development zoning category, however, continues to allow flexibility for accommodating a variety of housing sizes and types.

TABLE 14
Residential Development Standards
Single Family

MINIMUM LOT AREA & DIMENSIONS ¹				MINIMUM SETBACKS ^{2,3}			OPEN SPACE AREA		MAX. HEIGHT	
SIZE (SQ.FT.)	WIDTH	DEPTH	FRONT	MIN. TOTAL- BOTH SIDES	MINIMUM ONE SIDE	STR. ⁵ SIDE	REAR	%		
RS-A20	20 AC.	200	300	20	30	10	20	20	98%	16
RS-A5	5 AC.	200	300	20	30	10	20	20	94%	16
RS-1	1 AC.	100	150	20	25	10	15	20	75%	16
RS-2	20,000	90	120	20	20	5	15	20	60%	16
RS-3	13,000	80	110	20	15	5	15	15	55%	16
RS-4	10,000	75	100	20	15	5	15	15	50%	16
RS-5	8,000	65	100	20	15	5	15	15	47.5%	16

1. FOR EXISTING LOT NOT MEETING THESE STANDARDS, SEE CHAPTER 8, PART 1.
2. LOTS OF RECORD, EXISTING AS OF THE ADOPTION OF THIS CODE, MAY USE DEVELOPMENT STANDARDS WHICH WERE EFFECTIVE AS OF DECEMBER 1, 1975.
3. FOR DESCRIPTION, CLARIFICATION AND EXCEPTIONS, SEE CHAPTER 6, PART 1.
4. FOR HEIGHT EXCEPTION, SEE SECOND STORY CONSTRUCTION PROCEDURES IN THIS SECTION (112).
5. A GARAGE WITH ENTRANCE PERPENDICULAR TO THE STREET SHALL NOT BE LESS THAN TWENTY (20) FEET FROM THE STREET-SIDE PROPERTY LINE.

SOURCE: DEVELOPMENT CODE, CITY OF RANCHO PALOS VERDES

TABLE 15
Residential Development Standards
Multiple Family

	MINIMUM LOT SIZE & DIMENSIONS ¹				MINIMUM SETBACKS ³				OPEN SPACE AREA	MAX. HEIGHT ³
	MINIMUM LOT AREA DU	SIZE	WIDTH	DEPTH	FRONT	INT. SIDE	STREET SIDE	REAR	%	
RM-6	7300	13,000	65	110	25	10	15	20	45%	30
RM-8	5400	10,000	65	110	25	10	15	20	45%	30
RM-10	4400	12,000	75	110	25	10	15	20	42.5%	30
RM-12	3600	15,000	75	110	25	10	15	20	40%	30
RM-22	2000	24,000	100	110	25	10	15	20	35%	36

1. FOR EXISTING LOT NOT MEETING THESE STANDARDS, SEE CHAPTER 8, PART 1.
2. LOTS OF RECORD, EXISTING AS OF THE ADOPTION OF THIS CODE, MAY USE DEVELOPMENT STANDARDS WHICH WERE EFFECTIVE AS OF DECEMBER 1, 1975.
3. FOR DESCRIPTION, CLARIFICATION AND EXCEPTIONS, SEE CHAPTER 6, PART 1.

SOURCE: DEVELOPMENT CODE, CITY OF RANCHO PALOS VERDES

Second Units

The City's Development Code allows second units when a Conditional Use Permit is obtained. Single-Family Residential (RS) District Code Sec. 17.02.020(J) states that permitted uses include "Other uses, if a conditional use permit is first obtained pursuant to Chapter 17.56."

Criteria for approval of a Conditional Use Permit are outlined in Sec. 17.56.060 and include:

- "(1) That the site for the intended use is adequate in size and shape to accommodate said use and for all of the yards, setbacks, walls or fences, landscaping and other features required by this title or by conditions imposed under this section to adjust said use with those on abutting land and within the neighborhood;
- (2) That the site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use;
- (3) That, in approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof; and
- (4) That the proposed use is not contrary to the General Plan."

Manufactured Housing/Mobile Home

Manufactured housing (mobile homes) is permitted in residential zones without a Conditional Use Permit. Section 17.02.020 outlines permitted uses in Single-Family Residential (RS) Districts, which include:

- "A. Single-family residential buildings, mobile homes as provided in California Government Code Section 65852, and associated accessory buildings for the residential use and occupancy of not more than one family and not more than one dwelling unit per lot." (emphasis added)

Construction of such structures is not likely to be constrained by topography or access to any greater degree than standard single-family dwellings.

Density Bonus Law

State density bonus law requires a City to grant a density bonus of at least 25%, and an additional incentive, or financially equivalent incentives, to a developer of a housing development agreeing to construct at least: a) 20% of the units for lower income households; b) 10% of the units for very-low income households; or c) 50% of the units for senior citizens. The City will comply with all elements of the density bonus law upon receiving an appropriate development application for low and moderate income housing. In addition, the City of Rancho Palos Verdes will develop an ordinance to implement the provisions of State law as part of its proposed housing program.

Landslide Moratorium

In September, 1978, the City placed a moratorium on processing or approval of tentative tract and parcel maps, environmental assessments, environmental impact reports, conditional use permits, or other types of permits in the area identified as the 'Landslide Moratorium' area, to protect the public health and safety in areas subject to landslide activity.

Certain repairs or renovations of existing structures are allowed, including replacement of damaged or destroyed buildings, remedial grading, and minor additions to existing structures.

In 1984, the City established a Redevelopment Agency to attempt to stabilize the slide, and has instituted a number of remedial measures, as discussed previously. Until the moratorium is lifted, no new structures may be built within the 'Landslide Moratorium' area. Landowners may pursue an exclusion process, whereby the City will consider allowing development if the owner can prove through geologic studies that a specific site is stable.

While the moratorium restricts residential development, this constraint is not considered unreasonable in light of the serious geologic hazard that could impact current and future residents.

Building Codes and Enforcement

Rancho Palos Verdes implements the Uniform Building Code (1988 ed.), and the Uniform Plumbing (1988 ed.), Mechanical (1988 ed.) and Uniform Electrical Codes (1987 ed.). The Codes were updated to the 1988 edition during 1989.

The City employs four planners assigned part-time to code enforcement. Technical assistance is provided by the City building official. Code enforcement operates on a complaint response basis. The following process is utilized:

1. Inspect in response to complaint.
2. Send notice of violation.
3. Two weeks allowed for correction or application for permit.
4. Verify correction. If not corrected, send second notice. Two weeks to comply.
5. Send notice to appear at administrative hearing conducted by planning staff.
6. Initiate legal action.

Approximately 80 notices of violation are issued each month. Most violations are corrected promptly. About 90% of the violations require 1-2 notices. Legal action is rarely needed. The most common violations involve construction without permits for small projects such as roofing or grading. Often, residents are unaware that a permit is required. To improve community awareness and reduce the potential for violations, information regarding permit procedures was included in a recent City newsletter. This publication is sent to all households in Rancho Palos Verdes.

Energy Conservation

The City's Building Code requires compliance with Title 24 energy conservation standards for new construction. Additionally, the City's Local California Environmental Quality Act Guidelines require analysis of energy conservation measures as part of any proposed project.

On -Site Improvements

The City's development code requires certain dedications and off-site improvements for most major developments, which has an associated effect on the cost of development. These improvements result in new development which assures that all of the needed physical components are in place before title transfer occurs. The improvements include:

Street or alley paving or repaving, not to exceed the area from the centerline to the curb for the length of the lot frontage. Pavement width standards and specifications are contained in the street standards study. The street standards specifications are similar to those used by Los Angeles County, but generally are less expensive designs.

Sidewalks, curbs and gutters, where required, not to exceed the length of the lot frontage, or the total length of the front and street-side property lines for corner lots. Sidewalks are not usually required, but when necessary, are usually placed on only one side of the street.

Curb and gutter specifications are of two types. The vertical curb is designed to specifications of Los Angeles County as detailed in the Los Angeles County Road Department Standards Plans. The alternative curb is a concrete rolled design, as illustrated in the street standards study report.

Street trees, 15-gallon minimum size (unless a smaller size is specified by the City) at a City determined spacing. Trees are placed in the center of the lot's street frontage (1 tree per lot).

Ornamental street lights, per the type and spacing designated for the particular street. Street lights are not usually required, reducing costs while maintaining the rural character of the City as stated in the General Plan.

Sewer and drainage facilities may be required by the Director of Public Works.

Easements and dedications may be needed. This includes street rights-of-way, utility storm drain, and/or school pathway easements, and park recreation land dedication and fees.

Site Improvements

Various on-site improvements are required for new development:

All utility lines installed for new construction are to be placed underground from an existing power pole or other off-site point of connection. This condition can be waived. Single family additions or additions increasing gross floor area less than 25% are exempt.

Underground cable television is to be installed in all new residential development.

All mechanical equipment and all outside storage areas are to be screened from view of public areas and neighboring properties. Single family additions increasing gross floor area less than 25% are exempt.

All required front and street-side setback areas are to be landscaped.

Two garage spaces, completely enclosed, are required for each single family dwelling unit. Multiple family units are required to have one completely enclosed garage space per unit, with an additional one-third parking space for each unit with less than two bedrooms and one additional parking space for each unit with two or more bedrooms. Another one-quarter parking space per unit is to be provided for visitors.

Residential planned developments are required to have at least two completely enclosed garage spaces for each unit of less than two bedrooms, and two additional uncovered spaces for each unit with two or more bedrooms.

Dedications and fees associated with on-site and off-site improvements are generally required of new subdivision tracts or parcel maps, not for improvements on existing lots. Such improvements and fees are based on the actual cost of providing needed infrastructure and public services. It is difficult, if not impossible, to estimate these costs on a "typical" development basis. For instance, parkland dedication fees amount to the equivalent of funding needed to provide .014 acre of parkland per dwelling unit (approximately 4 acres of parkland per 1,000 population). The dollar amount of the fee, however, is dependent on both the value of the land involved and the number of units proposed for development. Other improvements, such as roadways or landscaping, are particularly site specific, differing widely from project to project.

Infrastructure

Water, sewer, drainage, and roadway infrastructure is adequate throughout most areas of the City. There are some existing residential areas, however, where drainage and sewer limitations occur and septic systems are used. Roadways on the coastal side of the City would also need upgrading to accommodate an increased level of development. Although improvements to infrastructure will be needed in the future, such facilities do not provide significant constraints to future residential development, other than in the Landslide area (Redevelopment Area), where significant geologic constraints already prohibit development.

Processing Permits and Fees

All potential applicants are encouraged to meet with planning staff before submitting a formal application. Preliminary meetings can resolve potential problems early in the process and result in expedited staff review and public hearing.

The City's permit processing times are similar to those in other South Bay communities. For example, discretionary permits such as variances requiring Planning Commission or City Council approval typically take from 2-3 months in Hermosa Beach, 2-3 months in Palos Verdes Estates, and over 3 months in Torrance, similar to the timeframes shown for Rancho Palos Verdes in Table 16.

Applications are accepted by staff during regular working hours. When a project requires more than one discretionary action, all applications are submitted together for consideration by the Planning Commission and/or the City Council. Table 16 indicates typical processing times for planning applications.

Under the California Environmental Quality Act (CEQA), each discretionary zoning application must have either a negative declaration or an Environmental Impact Report (EIR), unless a project is exempt under the CEQA guidelines. It is the responsibility of the decision-making body to certify as a part of its approval that CEQA has been complied with by preparation of an adequate negative declaration or an EIR.

All property that lies in the Coastal Zone area, as defined in the 1976 Coastal Act, falls under the jurisdiction of the City's Local Coastal Program (LCP), adopted in 1978 and certified by the California Coastal Commission in 1982. A coastal permit is processed concurrently with other required permits for a project.

The Planning Commission and City Council have heavy agendas due to the volume of applications being filed. Height variations from the 16 foot height limitation require a great deal of staff time for processing, due to the need for a view analysis requiring extensive photography and, therefore, the need for clear weather. A View Protection Ordinance was approved by voters in November of 1989. The impact of the View Initiative on the number of height variation applications is uncertain, but clearly adds additional workload to review the impact of vegetation on views.

A schedule of fees for typical planning applications is shown in Table 17. Also shown are fees for communities in the surrounding area. As seen in Table 17, fees in Rancho Palos

Verdes are comparable to other nearby jurisdictions and pose no additional constraint to development.

The City is in the process of revising its Development Code to allow greater Staff authority to approve projects, minimizing the time frame required for Planning Commission approvals. Also, \$36,000 has been budgeted for the 1990-1991 fiscal year to have a consultant prepare a comprehensive revision to the Code. Both aspects of the revised Code would potentially reduce the cost and time associated with new housing or additions to existing housing within the City.

Summary of Land Use and Development Controls

The costs and timeframes for processing development permit applications in the City of Rancho Palos Verdes are consistent with those in other cities in the South Bay area. The City's land use and density controls and development standards reflect the area's extensive environmental constraints and limited access to the Peninsula. While the condition of sewer, water, and other utility systems may need upgrading in some locations, lack of infrastructure does not generally constrain development in the City. In summary, land use and development controls and infrastructure are constraints to affordability only to the extent that development is already constrained by physical environmental features and by limitations on access to the Peninsula.

**TABLE 16
PROCESSING TIMES**

Application	Deciding Body	Appeal To	Procedure	EA	Time Required
Solar Panel Inst.	Planning Staff	P/C - C/C	Counter Review/Approval	No	Over the Counter
Site Plan Review	Planning Staff	P/C-C/C	Counter Review /Approval	No	Over the Counter
Grading Permit Minor	Planning Staff	P/C-C/C	Counter Review/Approval	No	Over the Counter
Grading Permit Major	P/C	C/C	Planner to P/C	No	8-12 Weeks
Certificate of Compliance	Director		Planner to Director	No	6-8 Weeks
Lot Line Adj.	Director	P/C-C/C	Planner to Director	No	6-8 Weeks
Height Variation	Director	P/C-C/C	Planner to Director	No	8-12 Weeks
Minor Exception	Director	P/C-C/C	Planner to Director	No	8-12 Weeks
Environmental Assessment (Neg. Dec.)	Director	P/C-C/C	Planner to Director	--	8-12 Weeks
Zone Change (Usually preceded by GP Amendment)	C/C		Planner to P/C to C/C	Yes	12 Weeks
Variance	P/C	C/C	Planner to P/C	No	8-12 Weeks
G.P. Amendment (usually followed by zone change)	C/C		Letter-C/C-Planner P/C C/C	Yes	6-10 Months
CUP	P/C	C/C	Planner to P/C	Yes	3-12 Months
EIR	P/C or C/CC/C		Planner-P/C or C/C	Yes	3-12 Months
Tentative Parcel	P/C	C/C	Planner-P/C	Yes	2-6 Months
Tentative Tract	C/C		Planner-P/C-C/C	Yes	6-12 Month

Notes: All applications for a project are processed concurrently; EA = Environmental Assessment; P/C = Planning Commission; C/C = City Council

Source: Department of Environmental Services; City of Rancho Palos Verdes; May, 1989

TABLE 17
Schedule of Planning Fees

Type of Application	Rancho Palos Verdes	Torrance	Rolling Hills	Rolling Hills Estates	Hawthorne	Redondo Beach
General Plan Amendment	\$800.00	\$549.00 plus \$145.00 notification fee	\$2,500.00	- 0-	\$564.00	\$750.00
Zone Change	\$600.00	\$734.00 plus \$145.00 notification fee	\$2,500.00	\$600.00	\$564.00	\$750.00
Conditional Use Permit	\$600.00	\$698.00 plus \$80.00 notification fee	\$1,000.00	\$600.00	\$376.00 For condos, stock coop's community apartments, PUD's via parcel or tract map \$456 plus \$100 for each new unit, \$50 for ea. converted unit and \$10 fee for ea. unit.	\$620.00 For condo, \$800+\$400 per unit plus a supplement fee at \$1,250 for condo conversions.
Variance	\$400.00	\$702.00 plus \$145.00 notification fee	\$500.00 minor deviation into required yard setback, \$850.00 others.	\$100.00 res. zones \$350.00 Non-res. dist.	\$376.00	\$250.00 S.F. res. \$500.00 other uses.
Tract	\$1,000	\$698. plus \$80 notification fee	N/A	0	\$403 +\$100 per lot	\$750

Vacant Land Inventory

One of the items necessary for a Housing Element is an inventory of land potentially suitable for residential development. The vacant land inventory included in the adopted 1981 Housing Element was updated in mid-1989, and is included in Tables 18 and 19. Exhibits 3 and 4 delineate the general locations of public and private land in the same numerical sequence as listed in the tables.

Of all vacant land privately held in Rancho Palos Verdes, only approximately 700 acres is located outside of the Portuguese Bend landslide and is uncommitted for development. Even this land, however, is restricted to varying degrees by physical constraints of limited access, steep slopes, proximity to coastal bluff retreat, and geologic instability. Public vacant land is generally either small in size, committed or developed as parkland, school or civic sites, or geologically unstable.

Table 20 summarizes the private land inventory by including the amount of land in each zoning category with potential for residential development. Other land potentially suitable for housing are the three school sites owned by the Palos Verdes School District. While other environmental or economic constraints may limit the City's ability to meet the 5-Year RHNA need, sufficient land is available to address the 5-Year RHNA need outlined below:

•	Very Low	38
•	Low	46
•	Moderate	52
•	Above Moderate	<u>366</u>
		502

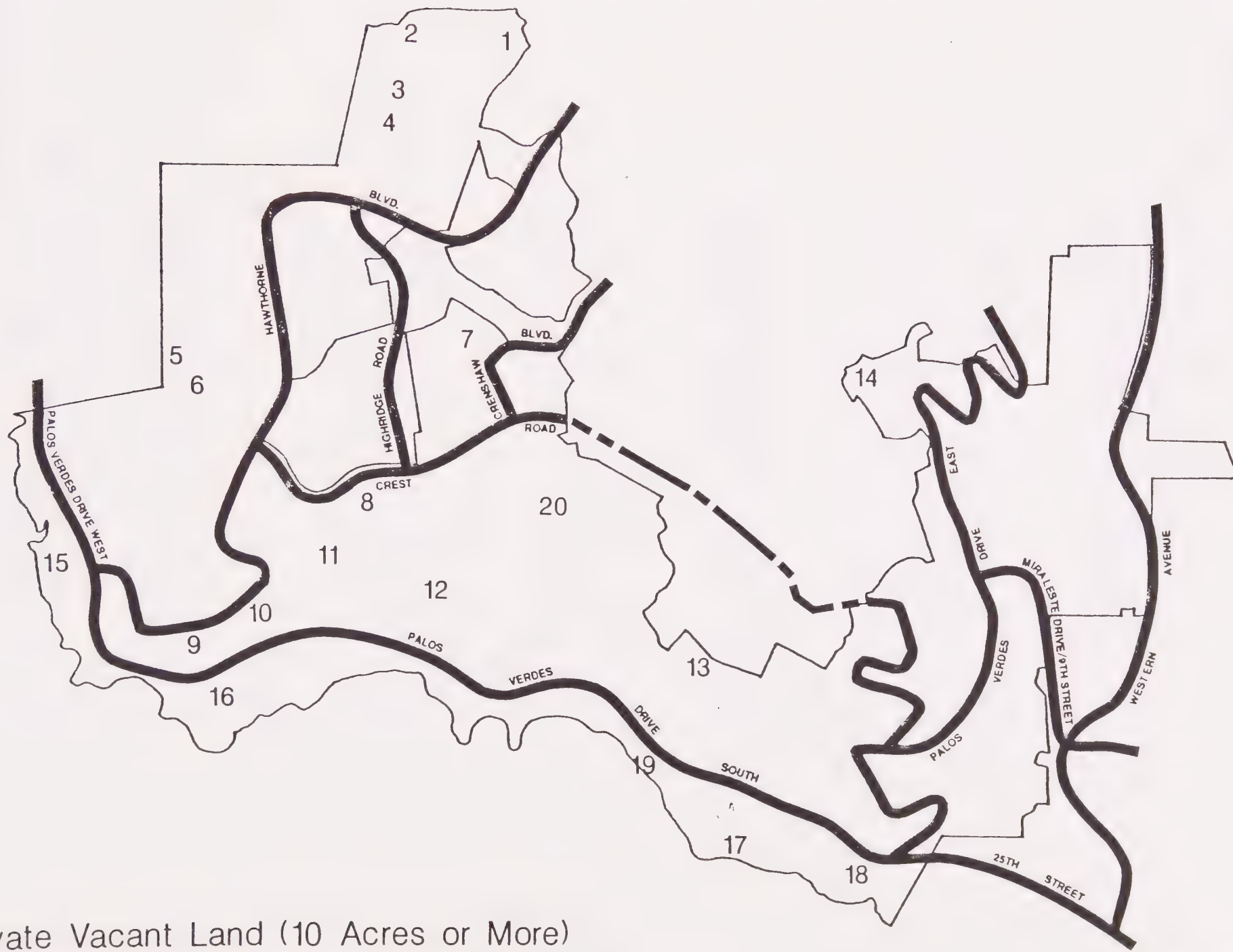
Twelve of the 52 moderate income units are expected to be provided by the Marriott Lifecare facility. Because other vacant land would not permit densities which would provide moderate income housing through market forces, the remaining moderate income units will be dependent on programs to provide senior home-sharing, domestic labor quarters, or on-site employee housing. Those programs may also contribute to satisfying a portion of the projected low income housing needs during the planning period.

TABLE 18
PRIVATELY OWNED VACANT LAND INVENTORY
(Ten Acres or More)

<u>General Location/Owner</u>	<u>Approx. Size Acres</u>	<u>Zoning Constraints</u>	<u>Comments</u>
1 Silver Spur Canyon Acension Luthern	11	RS-A-15 Steep slopes	Parcel map approved for 2 lots-in plan check
2 Upper Montemalaga Canyon Dayton Realty	21	OH >35%	Not buildable
3 Lower Montemalaga Canyon Dayton/Morris	25	OH,RS-A-5 Steep slopes	Possibly 2 D.U.
4 Lower Montemalaga Canyon Dayton Realty Trust	16	OH,RS-A-5 Steep slopes	Possibly 2 D.U.
5 Kings Harbor Canyon Kenneth Realty	20	RS-A-5 Steep slopes	Donated to PV land conservancy as permanent open space
6 Aqua Armaga Canyon Hon Development	38	OH,RS-A-5,RS-3 >35% + steep slopes	Possibly 2 D.U.
7 Crestridge Palos Verdes Properties	34	OH,I >35% +	Approved for Marriott Lifecare (250 D.U., 100 Beds)
8 Crest Kajima	60	OH,RS-1,RS-2 >35% + slopes	Pending application - 79 D.U.
9 Hawthorne Salvation Army	43	I slopes	Some vacant
10 Palos Verdes Dr. South A & H Development	64	OH,RS-1,RS-2 >35% + slopes	Tr. 45667 approved; 43 D.U.
11 Ext. Barkentine Hon Development	93	OH, RS-1 >35% slopes	Limited access, steep slopes, geologic con- cerns; uncertain dev- elopment potential
12 Palos Verdes Dr. South Monaghan	315+	OH, RS-1	Mostly in Landslide Moratorium
13 Forrestal J.M. Peters	160	OH,RS-1 >35% + slopes	TR.337885 approved - 42 D.U.
14 Martingale Jewell Land	14	OH >35%	Not buildable

TABLE 18 (CONTINUED)

General Location/Owner	Approx. Size Acres	Zoning Constraints	Comments
15 Palos Verdes Dr. West Marufuji	132	OH,RS-1(RPD) Coastal Plan	Specific Plan being prepared-97 D.U.
16 Palos Verdes Dr. South Long Point/Monaghan	102	OH,CR Coastal Plan	Pending application for resort hotel and golf
17 Palos Verdes Dr. South Zuckerman	141	OH,RS-1(RPD) Coastal Plan	Specific plan being prepared - proposed residential
18 Palos Verdes Dr. South Hon Development	108	OH,RS-1(RPD) Coastal Plan	Specific plan being prepared-proposed resort hotel, golf, and residential
19 Palos Verdes Dr. South Transamerica	18	OH, RS-2, RS-5	Pending application for 20 D.U.
20 Portuguese Bend Hon Development	230	OH, RS-1 >35% slopes	In landslide moratorium



Private Vacant Land (10 Acres or More)
RANCHO PALOS VERDES



TABLE 19
PUBLIC LAND - VACANT (PARTIALLY OR IN WHOLE)
OR POTENTIALLY REDEVELOPABLE

PALOS VERDES PENINSULA SCHOOL DISTRICT

1. Pedregal School:

8.42 acres containing school buildings and playing fields. Surplused in 1980; put to bid but not purchased. Presently leased to various community groups. Zoned institutional.
2. Loma Del Mar Site:

8.5 acres. City sold interest back to school district. Zoned residential and in coastal area.
3. Portuguese Bend Intermediate School Site:

20 Acres, vacant. This site has not been surplused by the district and is being partially used as a soccer field by AYSO, financially supported in part by the City. Zoned institutional and open space hazard.

LOS ANGELES COUNTY

4. Friendship Park:

98 acres presently under use as a passive park. Much of the park will be vacant because it is not stable land. Zoned open space recreation.
5. Shoreline Park:

53 acres, vacant. Development has not occurred because the site makes up a portion of the toe of the South Shores Landslide. Zoned open space recreation and open space hazard and in coastal area.

U. S. GOVERNMENT

6. San Pedro Hill:

11 acres containing Air Force communications facilities. (Current use) Zoned institutional.
7. Coast Guard Station:

19 acres containing light house, barracks, officers houses, and other facilities. Was decommissioned in 1980 but with some personnel to still be housed there while operations are in Long Beach. Zoned institutional and in coastal area.

8. Coast Guard Antennae Site:

4+ acres containing 3 antennae used for radio communications. This site was retained by the U.S. government in the middle of the City's Point Vicente Park site and Civic Center when the former Nike Missile Site was surplused several years ago. Zoned institutional.

CITY OF RANCHO PALOS VERDES

9. Abalone Cove Shoreline Park:

80 acres containing tidepools, trails, and some facilities, with temporary parking near Palos Verdes Drive South. Much of the park is in the landslide moratorium. Zoned open space recreation and open space hazard.

10. Ladera Linda School:

11 acres containing modular school buildings and playing fields. Surplused by school district in 1980; put to bid not purchased. The City traded the Loma Del Mar site for this property for a park and Community Center. Zoned institutional.

11. Hesse Park Site:

29 acres. Site was purchased from school district. Park is designed and Phase I is built, including a community building. Following phases will include active play fields and courts and passive area. Zoned open space recreation.

12. Point Vicente Park Site:

65 acres. Park is designed and Phase I, financed by Federal and State grants, is built, including picnic areas, trails, and an interpretive center. Following phases may include golf, active play fields and courts, community building, and passive areas. Zoned open space recreation and open space hazard. This site is partially in coastal zone.

13. Grandview Park Site:

17 acres, vacant. Site was purchased from school district. No immediate development plans. Zoned open space recreation.

14. Rancho Palos Verdes Park:

11 acres, containing parks building, playing fields and courts, tot lot, and picnic areas. Zoned open space recreation.

15. Palos Verdes Drive East/Palos Verdes Drive South Open Space:

95 acres, vacant. The City and the RDA accepted dedication of this land, which is unstable, from the owner of the adjacent tract. It is usable only for passive activities and landslide stabilization. Zoned open space hazard.
16. Narbonne Right-of-Way:

6.1 acres, vacant. This right-of-way was acquired by the County many years ago for a road to by-pass Palos Verdes Drive East. Portions have been vacated or sold for development. Zoned open space hazard and RS-2.
17. Martingale Trailhead Park:

Purchased in order to record easement for equestrian trail. Trailhead park. Zoned RS-2, equestrian.
18. Civic Center:

6 acres, containing former military buildings, now used for City Hall purposes. Zoned institutional.
19. Del Cerro Park Site:

4.5 acres, developed as a passive park. Zoned open space recreation.
20. RDA Property in Portuguese Bend:

10 acres, vacant, City's Redevelopment Agency owns property; in Landslide Moratorium Area.
21. Wallace Park: small neighborhood park (1 acre) for radio museum.
22. Clovercliff Park: small neighborhood park (1 acre)
23. Vanderlip Park: small neighborhood park (2 acres)

COUNTY SANITATION DISTRICT

24. Sanitation District Site:

10 acres, leased to the City of Rancho Palos Verdes for Eastview Park. Park plans designed and ready for development.

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Publicly Owned Land
RANCHO PALOS VERDES



TABLE 20
RANCHO PALOS VERDES: LAND INVENTORY -- 1990

<u>Zoning Category</u>	<u>Acres</u>	<u>Development Potential</u>
OH, RS-1	638	Mostly in Landslide Moratorium or adjacent with unlikely potential for development in the next five years.
OH, RS-1 (RPD)	381	3 sites -- Specific Plans being prepared or proposed, some residential potential but exact number is yet to be determined.
OH, RS-A-5	41	4 dus
RS A-5	31	2 dus
OH, RS-1, RS-2	60	79 dus
OH	35	Not buildable
OH, RS-A, RS-3	38	2 dus
OH, CR	102	Pending application for resort hotel and golf course.
OH, RS-2, RS-5	18	Pending application for 20 dus.

Based upon environmental and economic constraints, it is not appropriate to rezone land to more intensive residential use for purposes of addressing the 5-year RHNA projected needs. The very low and low income housing needs would be addressed through housing for employees of new commercial development or mitigation fees relative to major commercial or residential development which is yet to be approved, as well as a portion of the senior home sharing and domestic quarters programs.

Since incorporation in 1973, exclusive of the 1983 Eastview annexation, an average of 66 dwellings have been constructed annually in Rancho Palos Verdes. Since 1981, an annual average of 47 dwellings have been constructed in the City; a total of 378 dwellings in the past eight years.

The City currently has 359 single-family dwelling units and 250 units of senior housing approved and either under construction or expected to start construction in the next few years. A detailed breakdown of these units is presented in Table 21 and depicted on Exhibit 5.

These units, plus normal in-fill construction through the 1994 RHNA horizon, should add over 600 dwellings to the City's housing stock, an annual average of over 120 dwellings. This growth rate represents an increase of two and one-half times the rate of housing production over the past eight years. The expected construction of 600 units is, however, highly dependent on the successful development of the 250-room retirement facility. The growth rate exclusive of the senior housing would represent 70 units per year, one and one-half times the rate since 1981.

Table 18 indicates some of the serious physical constraints associated with the City's remaining buildable land. In addition, the publicly owned vacant land listed in Table 19 is generally committed as parkland or is within the jurisdiction of another government entity. Parkland is generally not appropriate for residential development due to legal constraints on developing parkland and due to public policy which supports the retention of public parks.

Redevelopment of existing residential sites is highly unlikely due to the relatively recent construction of the City's housing stock. The City has virtually no remaining vacant commercial parcels which could be converted to residential use, and is unaware of any proposals to redevelop its limited existing commercial development (less than 3%

of the City's land area) into residential use. The City similarly has no option to annex land to provide additional housing, as other incorporated cities bound Rancho Palos Verdes on all sides.

Six projects are currently proposed on buildable vacant lands included in Table 18, encompassing approximately 560 acres of land, all but sixty of which lie within the coastal zone of the City. The project proposals are listed in Table 22, and represent some potential, although constrained by physical features and infrastructure capacity, to incorporate affordable housing requirements. All six proposals include submittal of a Conditional Use Permit, allowing discretionary City review of the project, and all require preparation of the appropriate environmental documentation, pursuant to the California Environmental Quality Act. As each project requires a Conditional Use Permit, affordable housing issues will be evaluated during the permit review process.

In summary, based on proposed projects and current zoning for vacant parcels listed in Table 20, a total of 330-360 new residential units could be built under future approvals, in addition to the 600 units previously approved and pending construction. This figure does not include build-out of "infill" lots or any development in the Landslide areas.

Vacant developable land identified in this chapter is suitable for all types of housing, including rental, manufactured (mobilehomes) and emergency housing. 20% of the City's housing stock is already comprised of rental housing, although future development could accommodate such housing through the residential planned development process. As discussed previously, manufactured housing is permitted within the City's residential zones. The limited degree of homelessness in the area does not justify provision of emergency shelter. In addition, the City's housing programs are proposed to meet SCAG's future housing needs projections within the scope of land availability outlined previously.

TABLE 21
APPROVED RESIDENTIAL DEVELOPMENT

<u>Development</u>	<u>Unit Count</u>
1. A & H Associates	43
2. Shapell Industries	74
3. Wallace Estates	82
4. Seacove	10
5. Seabluff (Phase III)	18
6. Seacrest (Buildout)	10
7. Seacliff Hills (Buildout)	35
8. Sunset Ridge	3
9. Lunada Point	25
10. Alta Vista (Buildout)	10
11. E.S. Development	7
12. J.M. Peters	42
Total:	359 homes
<u>Senior Housing</u>	
13. Marriott	250 units

Source: Environmental Services Department, April 1990.

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Approved Development
RANCHO PALOS VERDES



TABLE 22
RANCHO PALOS VERDES
PENDING DEVELOPMENT PROJECTS

<u>Owner/Location</u>	<u>Acreage</u>	<u>Proposal</u>
1. Kajima Crest/Highridge	60	79 d.u.
2. Marufuji Palos Verdes Drive West/Hawthorne	132	97 d.u.
3. Monaghan Palos Verdes Drive South/Long Point	102	495 hotel units; 9-hole golf course
4. Zuckerman Palos Verdes Drive South/Forrestal	141	72 d.u.
5. Hon Development Palos Verdes Drive South/La Rotonda	108	450 hotel units; future residential
6. Transamerica Palos Verdes Drive South/Yacht Harbor	18	20 d.u.

Market Factors

Three market factors are cited by State law as a necessary part of the constraints analysis:

1. Land costs
2. Construction costs
3. Financing availability

In the Rancho Palos Verdes market analysis, the scope of analysis is enlarged to include an assessment of prevailing prices and rents.

Affordable Housing Costs

Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law, as previously stated, identifies four economic segments:

1. Very low income
2. Low income
3. Moderate income
4. High income

The annual income limits of these four groups are further defined by the U.S. Department of Housing and Urban Development (HUD) in reference to the median income for Los Angeles County and household size. The median income for all households in Los Angeles County is estimated to be \$38,000 for 1989.

Affordable housing costs are estimated in Tables 23 and 24. The affordable housing costs are computed on the basis of 30% of monthly income. The affordable ownership costs, or purchase price of a home, are calculated on the basis of the rule of thumb of 2.5 x the annual household income. These affordable housing costs then can be compared to the prevailing costs in Rancho Palos Verdes to confirm the existence of market constraints.

TABLE 23
VERY LOW INCOME -- AFFORDABLE HOUSING COSTS --1989

Household Size	Very Low Income	Affordable Rental	Housing Costs Ownership
1	\$13,950	\$349	\$34,875
2	\$15,950	\$399	\$39,875
3	\$17,950	\$449	\$44,875
4	\$19,950	\$499	\$49,875
5	\$21,550	\$539	\$53,875
6	\$23,150	\$579	\$57,875
7	\$24,750	\$619	\$61,875
8	\$26,350	\$658	\$65,875

TABLE 24
LOW INCOME -- AFFORDABLE HOUSING COSTS --1989

Household Size	Low Income	Affordable Rental	Housing Costs Ownership
1	\$21,300	\$533	\$53,250
2	\$24,300	\$607	\$60,750
3	\$27,350	\$684	\$68,375
4	\$30,400	\$760	\$76,000
5	\$32,300	\$807	\$80,750
6	\$34,200	\$855	\$85,500
7	\$36,150	\$904	\$90,375
8	\$38,000	\$950	\$95,000

Source: U.S. Department of Housing and Urban Development, Los Angeles Area Office, Region IX, "Revised Income Limits for Public Housing and Section 8 Programs and Median Family Incomes for Fiscal Year 1989," February 1989.

These data clearly indicate the prevailing costs and rents are out of the economic grasp of very low - and low-income families. Some attached housing, with the assistance of gap financing, could be within the means of moderate first-time buyers. Affordable sales housing would require deep subsidies if financial assistance were provided in the existing single-family stock or through new construction.

Rental housing costs are typically higher in Rancho Palos Verdes than in neighboring communities. A survey of apartments was conducted in June 1989 to determine the current market conditions in Rancho Palos Verdes, and for comparison purposes in Torrance. In Rancho Palos Verdes, an estimated 1.3% of the stock had monthly rents of \$600 or less compared to 33.4% in Torrance. In addition, about 59.1% of the apartment stock rents for \$1,000 or more per month while 14.4% of the units in Torrance rent for this much.

Physical, Economic and Legislative Constraints

Physical Constraints

Rancho Palos Verdes is situated on a unique and complicated geologic structure known as the Palos Verdes Peninsula. The Peninsula is a rugged area that is underlain chiefly by folded sedimentary rocks. Weak layers exist within these bedded rocks, and many ground failures (landslides) have taken place on the Peninsula over geologic time. These failures range from extensive currently active landslides to ancient isolated landslides with horizontal depths of several thousands of feet. In the interest of public safety, purposes to develop residential units over these landslides must be critically evaluated on a site by site basis.

In addition to landslides, the frequency and location of steep slopes have traditionally constrained development on the Peninsula. Within Rancho Palos Verdes, approximately 40 to 50 percent of all land have slopes equal to or greater than 25%.

Because of the complex nature of the City's geology and the existing and potential concerns about slope stability, development in Rancho Palos Verdes is closely managed.

Of special interest to the City is the coastline. When exposed to wave action and surface runoff, sea cliff retreat occurs on an order of magnitude of 6 inches per year. In fact, the present topography of the coastal region of the City is reflective of this interaction between geomorphic processes and geologic materials underlying the landscape.

Early development in the City (prior to incorporation), while consistent with recognized development standards of the time, did not provide the safety standards expressed through today's uniform building codes. Later development, occurring in the 1960's and 1970's, was generally limited to those areas of acknowledged geologic stability and removed from canyons and coastal bluff tops.

Today, the City has found that refurbishment and improvement of these older portions has generally resulted in the need for new and indepth geotechnical analysis and alternative foundation systems to meet the current and more comprehensive safety standards of the Uniform Building Code. Intensification of existing residential densities in these areas has proven inappropriate due to geologic conditions.

The geomorphic processes responsible for the existing topography of the coastal zone are still active, and they will continue to modify the landscape in the future. Clearly, land-use planning in the coastal region of Rancho Palos Verdes must take into account the likelihood of occurrence and the severity of potential geologic hazards.

Notwithstanding the past development patterns and the physical forces still at work and constraining intensification of existing densities, the City has approximately 700 acres currently vacant and available for development (another 1,100 acres are located in and adjacent to the active Portuguese Bend landslide but are within an area controlled by a development moratorium). The vast majority of this available acreage (500 acres) is in the coastal zone, the area of the City most constrained by physical features such as geologic hazards, marginal geologic stability, extreme slopes, natural resource areas and flood hazards. In fact, the actual buildable acreage for the 500 coastal acres is 346 acres and approximately 90 of those are designated for commercial recreational use (resort hotel/conference center complex). Therefore, of the 500 acres, only about 256 are available for residential development. Table 22 previously listed projects proposed for development, encompassing virtually all of the City's remaining buildable areas, including the coastal zone land. While the City will consider proposals for affordable

housing on any of those parcels, proposed projects will be evaluated to address substantial constraints such as environmental impacts, provision of open space, and adequacy of infrastructure, as further defined in the City's General Plan, Coastal Specific Plan, and Development Code.

The physical conditions existing in Rancho Palos Verdes present very real limitations to the City's ability to increase existing residential densities or to intensify existing developments.

Economic Constraints

In addition to these physical constraints, the economic value of land and the costs of construction in Rancho Palos Verdes, make it exceedingly difficult to reach the RHNA figures through new construction. To accommodate the dwelling unit count proposed in the RHNA, the City would have to increase its land use densities 10 to 20 times. Such an increase would be required to reduce the cost of raw land so that housing could be made available to very low, low, and moderate income families. Recent sales of developable vacant land has averaged \$180,000 to \$330,000 per acre. Improved lots of 10,000 to 20,000 square feet (two to four units per acre) are selling for over \$1,000,000. Due to topographic and geologic constraints, remaining vacant land generally will not accommodate more intensive use than lots of that size.

Any action to increase the densities in the City to accommodate RHNA numbers would be contrary to the basic tenets of City incorporation, in conflict with the General Plan and Local Coastal Plan and could create significant adverse environmental impacts relative to the natural and geologic conditions in the City.

Construction costs tend to be higher in Rancho Palos Verdes, and on the Peninsula in general, than in other areas due to the physical factors involved, particularly topographic and geologic constraints associated with development. While the City estimates construction costs of homes at approximately \$71 per square foot, similar to costs throughout the Los Angeles region, the steep topography, expansive soils, and other geologic constraints often dictate extensive site preparation costs. Also, due to the brushy vegetation on Peninsula hillsides and bluffs, fire prevention often requires the use of tile or other fire retardant materials, an additional construction cost. Such costs

are likely to increase total construction costs by 50% or more over standard regional costs.

Financing in the City is generally available to the same extent as elsewhere in the region. The very high cost of land, however, due to its limited availability, desirable location, and environmental constraints, tends to preclude affordable market rate housing regardless of financing options or construction costs. One area where financing is often not available is within the Landslide Moratorium area (Redevelopment Area), due to the geologic constraints on development. The City Council, however, acting in its capacity as the Board of Directors of the Redevelopment Agency, has aggressively pursued financing assistance from lending institutions for improvements in this area, and will continue to do so.

Legislative Constraints

Rancho Palos Verdes adopted its original General Plan in 1975, after incorporation in 1973. That Plan incorporated, among the other required General Plan elements, a Housing Element. That element was amended in 1978 when the City adopted its Coastal Specific Plan. The Coastal Specific Plan was certified by the California Coastal Commission in 1982. The certification was for both the Land Use Plan and the Implementing Ordinances. Between City adoption of its Coastal Specific Plan and Coastal Commission certification, the City further amended its General Plan Housing Element in 1981.

In 1983, the City annexed the "Eastview" area along Western Avenue and in 1984 revised the General Plan and Housing Element to reflect this expansion of the City. At that time the City established a residential "buildout" figure of 16,850 dwelling units. That "buildout" incorporated all the physical, natural environment, social/cultural, urban environment and economic data available to the City and expressed in previously prepared General Plan and Coastal Specific Plan documents.

Complete implementation of the RHNA figures through new construction would require significant changes to the City's Coastal Specific Plan, as most of the vacant land in the City is within the Coastal Zone. Such changes would require resubmittal, review and recertification by the Coastal Commission. As the Coastal Act requires conformance with specific state requirements related to such issues as coastal access and recreational

opportunities, significantly increasing densities and upgrading the required infrastructure could be conceived as adversely affecting the City's current compliance with Coastal Act policies.

STATE AND FEDERAL RESOURCES

Housing element law and the regional planning agency acknowledge that local governments are constrained in acting alone to address housing needs, particularly the lack of new affordable housing.

Some of the Federal and State programs which may provide financial resources to address unmet new production needs include the following:

1. The Section 202 Direct Loan Program for the Elderly or Handicapped provides low-interest construction loans to nonprofit sponsors to finance new rental housing designed for elderly or handicapped persons. Rental assistance funds to reduce occupancy costs are made available for 100% of the Section 202 units.
2. The State Rental Housing Construction Program is designed to stimulate the production of rental housing for very low and low income households. Counties, cities and housing authorities are eligible for direct financing.
3. Proposition 84 (Housing and Homeless Bond Act of 1988) will make \$300 million available to produce 33,000 new emergency shelter beds, 22,000 rehabilitated residential hotel units, 8,000 rental units for low income tenants and 300 farmworker housing units. Churches and private organizations will be eligible to build, own and manage low-income housing financed under this bond act.

It is highly improbable that the City would qualify for or receive priority funding from other identified sources, given the income level of the City's residents, the lack of available new housing sites, the City's distance from employment centers, and competition for funding with the other cities of the State. The City will continue, however, to evaluate all potential affordable housing funding sources.

GOALS AND POLICIES

This section presents the goals and policies of the Housing Element as they pertain to housing production. The purpose of this section is to establish general and specific guidelines for City actions to meet the following requirements of state law:

A statement of community goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing.

The City of Rancho Palos Verdes supports and endorses the statewide housing goal ". . . of a decent home and a satisfying environment for every Californian . . ." In addition, the City supports and endorses the three goals incorporated in present State law pertaining to the manner in which the actions of the City must be directed so that there is adequate provision for the development of housing to meet the needs of all economic segments. These statewide goals are summarized below:

- | | |
|-------------------------|--|
| Statewide Goal 1 | Assist in the development of adequate housing to meet the needs of low - and moderate-income households. |
| Statewide Goal 2 | Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups. |
| Statewide Goal 3 | Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing. |

Goals

1. Contribute to addressing the share of regional housing needs generated by employment growth within the City of Rancho Palos Verdes.
2. Contribute to meeting the share of regional housing needs generated by employment growth outside the City of Rancho Palos Verdes.
3. Provide for a residential lifestyle which is environmentally sound, aesthetically pleasing and which places a high priority on quality development.
4. Promote the construction of energy-efficient housing.
5. Encourage the following types of housing in the next five years:

- a) Senior housing, as an extensive elderly population exists on the Peninsula.
- b) Domestic workers, as many homes in the City include living quarters for such workers, and additional quarters may be accommodated in the future.
- c) Worker housing, associated with major new commercial development, to provide for lower and moderate income workers who could not otherwise afford to live in the City.
- d) Market-rate housing, to provide for additional housing within the City at moderate and high income levels, consistent with market demand, and physical and planning constraints.

Policies

- 1. Hotel projects that generate a need for affordable housing should provide on-site residential units for employees to the maximum extent possible.
- 2. Large commercial and residential projects should contribute to a housing impact mitigation fee to facilitate the development of affordable housing within the City or elsewhere in the South Bay area.
- 3. Encourage a variety of housing types including preservation of rental units, while maintaining the present predominance of single-family residences found throughout the community.
- 4. Accommodate second units through the Conditional Use Process where the goals of the Housing Element are achieved with regard to providing housing for seniors, domestic workers or for low income households.
- 5. Encourage the design of housing types which exhibit variety in size, number of rooms, and level of amenities.
- 6. Continue Redevelopment Agency efforts to further conservation of homes in the Landslide Moratorium area.
- 7. Periodically review development codes to ensure flexibility to utilize new technology and building techniques while maintaining quality standards.
- 8. Review fees with respect to impacts on housing.
- 9. Simplify governmental procedures wherever possible.
- 10. Review City standards with respect to the provision of housing.
- 11. Provide feasible assistance to developers proposing affordable housing.

12. Determine ways in which the City can assist in providing housing to meet special community needs, e.g., senior housing.
13. Encourage the provision of housing opportunities for various type households.
14. Require all new housing to include suitable and adequate landscaping, open space, and other design amenities to meet the community standards of environmental quality.

FIVE-YEAR HOUSING PROGRAM

Quantified Objectives

1. Facilitate the production of 359 new homes based on projects approved by the City during the 1989-1994 time period.
2. Facilitate the production of 250 new senior housing units during the 1989-1994 time period (Marriott Lifecare Center).
3. Require the production of up to 84 housing units for lower income families through a combination of on-site employee housing, senior home sharing, domestic quarters or other means.
4. Provide 12 "moderate" income units at the Marriott Lifecare Center facility. (Note: "Moderate based on Peninsula-wide income levels, i.e., . . . reserved for Rancho Palos Verdes residents whose income does not exceed 80% of the median Rancho Palos Verdes households income based upon family size. The rental rate for these units shall not exceed 30% of the 80% figure.")
5. Provide 10 "moderate" income units at the Villa Capri condominium development, i.e., Golden Cove. (Note: "Moderate" based on Peninsula-wide income levels.)
6. Facilitate the accommodation of at least 40 domestic quarters within new homes or additions to existing homes, as well as development of a program to document and assist in providing such arrangements.
7. Facilitate at least 30 senior home-sharing arrangements in existing homes, coordinated with the Peninsula Seniors or other organizations, or initiated through a new City program.

Implementation Actions

1. Prepare site development standards requiring on-site employee housing through a Specific Plan and/or Conditional Use Permit process. Standards will be developed prior to January 1991, in conjunction with review of major development projects currently under consideration by the City, as identified in Table 22. If

considered prior to adoption of the standards, each of those projects will be analyzed to incorporate housing requirements as part of the Conditional Use Permit process.

2. Evaluate and, if feasible, implement a development fee for commercial and residential development to be allocated to an affordable housing fund to be used in the event such development is approved in the next five years. Feasibility will be determined prior to January 1991, in conjunction with review of the major development projects listed in Table 22. If considered prior to adoption of a fee, each of those projects will be analyzed to incorporate housing requirements as part of the Conditional Use Permit process.
3. Coordinate implementation of a senior home sharing program with the Peninsula Seniors, Los Angeles County, etc. Such a program will be established by January 1992.
4. Establish permit tracking system identifying domestic quarters and provide information to appropriate employment and housing agencies. A system will be in place in the Environmental Services Department by June 1991.
5. Revise the City's Development Code to allow Staff authority to approve certain types of permits which currently require Planning Commission or City Council consideration. Initial changes will be prepared by the City Attorney prior to January 1991, and a subsequent comprehensive revision is anticipated by January 1992.
6. Develop an ordinance implementing State density bonus law. The appropriate ordinance will be adopted prior to July 1991.
7. Continue to provide for manufactured housing (mobilehomes) in the City's residential zones. Development code revisions anticipated prior to January 1992 will include review of existing language to clarify accommodation of manufactured housing.

VI.
EQUAL HOUSING OPPORTUNITY

NEEDS ASSESSMENT

State Housing law requires that a community's five-year schedule of actions, or housing program, to do the following:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

RESOURCES AND CONSTRAINTS

On January 23, 1989, HUD published final rules implementing the 1988 Federal Fair Housing Act. Under this law, the disabled have been added as a protected class. One concession was given to apartment owners in allowing them to collect special deposits for disabled tenants modifying apartments to make them more accessible. The new law gives disabled tenants the right to demand alterations to units without letting management increase their security deposits. Landlords, however, may negotiate with tenants to set up separate interest-bearing escrows to cover the cost of restoring modifications when tenants vacate. The following conditions are also outlined in the HUD final rules:

1. Escrow payments may be negotiated only where it is reasonable to do so.
2. Disabled residents must obtain the landlord's permission before proceeding with modifications.
3. The apartment owner may not require tenants to follow a detailed approval process; permission to make modifications may be oral.
4. The owner may withhold permission until the renter selects a responsible contractor to do the work.
5. Management may condition approval on the renter providing a reasonable description of planned alterations and assurances that necessary building permits will be obtained.

HUD published "final rule" concessions to the 1988 Federal Fair Housing Act (January 23, 1989) implementing amendments that add families with children as a protected class under the federal housing law. Although the regulations offer retirement communities more leeway in types of facilities and services they must offer to be exempt from admitting children, this leeway is not extended to mobile home park operators. The act

only provides exemptions for all-adult communities for pre-retirees at least 55 years old and elderly 62 or older.

HOUSING PROGRAM

The fourth category of a required housing program pertains to promoting equal housing opportunity. Section 65583(c)(5) requires that the housing program "promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color." The State Department of Housing and Community Development has offered the following information with regard to this goal:

- Since state and federal laws uniformly outlaw most kinds of housing discrimination, local governments' role is to identify strategies which will support and implement these laws. Such strategies may include consultation with fair housing and counseling organizations in the community to document the incidence of housing discrimination and the availability of services to address the problem. If these services were not available or are inadequate, the locality can request technical assistance from the district office of the Department of Fair Employment and Housing to develop specific local government actions to promote fair housing opportunity.
- In smaller localities, the local program may involve the dissemination of information on fair housing laws, and referrals to the district office of the Department of Fair Employment and Housing or other appropriate agencies. In large and/or urban jurisdictions, more direct program action would be appropriate. Examples of such programs include a commitment to use Community Development Block Grant funds to support fair housing and counseling services. Also the locality may wish to create a fair housing council which can investigate and resolve discriminatory complaints, and advocate specific equal housing opportunity actions before community and business organizations.

Implementation Actions

1. Establish responsibility of City housing coordinator to address fair housing complaints through coordination with the Metro-Harbor Fair Housing Council.

GOALS AND POLICIES

Goals

1. Achieve fair housing in Rancho Palos Verdes that prohibits discrimination in housing sales and rentals.
2. Assure development of housing available to all income and age levels.

Policies

1. Support and assist in the enforcement of open housing regulations to prohibit discrimination in the sale or rental of housing.
2. Promote greater awareness of tenant and landlord rights.
3. Assure implementation of countywide fair housing programs in Rancho Palos Verdes.
4. Assure that appropriate City staff have knowledge of fair housing legislation and of agencies for referral of discrimination complaints.

VII.
FIVE YEAR HOUSING PROGRAM

INTRODUCTION

According to State housing law, the City's Housing Element must include:

"A program which sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake..."

The City's 5-year housing program includes quantified objectives as listed below and the specific implementation actions and schedule outlined in Table 25.

QUANTIFIED OBJECTIVES

1. Improvement, repair and rehabilitation of up to 10 substandard low and moderate income housing units, if occupied by households that meet the eligibility requirements for the CDBG program and/or the 20% set-aside fund related to the City's Redevelopment Area.
2. Conservation of 219 existing housing units within the City's Redevelopment Area, through continued landslide stabilization efforts.
3. Production of 359 new homes, based on projects approved by the City.
4. Production of 250 new senior housing units (Marriott Lifecare Center).
5. Production or provision of up to 84 housing units for lower income families through a combination of on-site employee housing, senior home sharing, domestic quarters, or other means.
6. Provision of 12 "moderate" income housing units at the Marriott Lifecare Center ("moderate" based on Peninsula-wide income levels).
7. Provision of 10 "moderate" income housing units at the Villa Capri condominium development, i.e., Golden Cove ("moderate" based on Peninsula-wide income levels).
8. Accommodation of at least 40 domestic quarters within new homes or additions to existing homes.
9. Facilitation of at least 30 senior home-sharing arrangements in existing homes, coordinated with the Peninsula Seniors, Los Angeles County, or other organizations, or initiated through a new City program.

These quantified objectives are proposed to meet or exceed the "future" housing needs projections of SCAG's Regional Housing Needs Assessment. The objectives will not, however, fully satisfy SCAG's "existing" needs assessment, as funding resources are not available to provide assistance to the extent of the need. Specific programs

are proposed, however, using 20% set-aside funds and housing mitigation fees, to provide rental subsidies and rehabilitation funding for low and moderate income households, representing a maximum feasible effort by the City.

FUNDING

Proposed programs will be funded through a combination of City of Rancho Palos Verdes general fund revenues, Community Development Block Grants, 20% set-aside funds, housing mitigation fees, and any available Federal and State housing program funds.

Development of all of the proposed programs and subsequent implementation of regulatory or administrative actions will be funded through the Department of Environmental Services' annual budget from general fund revenues. It is anticipated that the programs will require the commitment of an Associate or Senior level planner at least one-half time on an on-going basis as the City's housing program coordinator. The estimated cost for funding such a position would be approximately \$20,000 per year.

Recycling program revenues will continue to provide funding for neighborhood beautification projects (item #1 of Table 25). Sources of funding of Redevelopment Area and landslide abatement actions (item #6) will include Community Development Block Grants (CDBG) and other grants or loans from public agencies. Rehabilitation programs (item #2) and rental assistance subsidies (item #8) will be derived from a combination of CDBG revenues, set-aside funds, housing mitigation fees, and other potential available State or Federal housing programs. Some of those funds may also be available to establish a senior home-sharing program (item #13). The City has budgeted \$36,000 in the 1990-91 fiscal year to revise the City's Development Code (item #15).

Additionally, some costs of providing affordable housing will be borne by developers through housing mitigation fees or by providing new affordable units on-site. All other proposed programs are categorized as regulatory or administrative in nature and would be funded through the Environmental Services Department budget as noted above.

**TABLE 25
IMPLEMENTATION ACTIONS**

<u>Implementation Action</u>	<u>Responsibility</u>	<u>Schedule</u>	<u>Comments</u>
<u>Housing Stock Condition</u>			
1. Establish neighborhood preservation and beautification efforts.	Environmental Services/Public Works	Existing/ Ongoing	Continue existing recycling grants program.
2. Evaluate opportunities to fund rehabilitation of low/moderate income housing.	Environmental Services	June 1991	Coordinate with L.A. County Housing, other agencies.
3. Evaluate regulatory options for discouraging or prohibiting conversions of apartments to condominiums.	Environmental Services	Jan. 1992	Possible amendments to subdivision or conditional use permit regulations.
4. Establish staff responsibility to monitor affordable housing restrictions.	Environmental Services/City Attorney	Jan. 1991	Designate staff member and develop tracking and enforcement procedures.
5. Continue regular review of rental rates by City Council subcommittee.	City Council Administration	June 1991 June 1993	Two-year review.
6. Continue funding and support for RDA landslide abatement efforts.	Redevelopment Agency	Existing/ Ongoing	Continue current efforts; complete adopted projects.
7. Continue to pursue financing for residents in Redevelopment Area	Redevelopment Agency	Ongoing	Maintenance and improvement of existing housing.
<u>Housing Assistance</u>			
8. Monitor State and Federal housing programs and funding to determine resources available to special needs groups.	Environmental Services	Immediate	Periodic review of pertinent programs and legislation.
9. Evaluate the feasibility of providing rental assistance subsidies to low income families, using CDBG, set-aside funds, and/or housing mitigation fee revenues.	Environmental Services	Jan. 1992	Coordinate with L.A. County Housing, other agencies.

TABLE 25
IMPLEMENTATION ACTIONS
(continued)

<u>Implementation Action</u>	<u>Responsibility</u>	<u>Schedule</u>	<u>Comments</u>
10. Evaluate 1990 Census data regarding unique household characteristics.	Environmental Services	June 1992	Redirect housing programs if necessary.
<u>Projected Housing Needs</u>			
11. Develop an expenditure plan for 20% set-aside funds.	Environmental Services/ Finance	Jan. 1992	Estimated funds and expenditures through 1994.
12. Prepare standards for on-site employee housing for commercial development.	Environmental Services	Jan. 1991	Amendments to conditional use permit and/or specific plan regulations.
13. Evaluate and, if feasible, implement a housing mitigation fee for new development	Environmental Services; Redevelopment Agency	Jan. 1991	Revenue to be allocated to an affordable housing fund.
14. Implement a home-sharing program for seniors.	Environmental Services	Jan. 1992	Coordinate with Peninsula Seniors, L.A. County, and other agencies.
15. Establish a permit tracking system to identify domestic quarters.	Environmental Services	June 1991	Provide information to appropriate employment and housing agencies.
16. Revise Development Code to reduce time frame for approvals.	Environmental Services/City Attorney	Jan. 1991 Jan. 1992	Staff revisions. Comprehensive Revision.
17. Develop an ordinance implementing State density bonus law.	Environmental Services	July 1991	Compliance with State law.
18. Continue to accommodate manufactured housing (mobile homes) in residential zones.	Environmental Services	Ongoing	Review in conjunction with Code revisions.
19. Address fair housing complaints through community organizations.	Environmental Services	Ongoing	Metro-Harbor Fair Housing Council.

VIII.
GENERAL PLAN CONSISTENCY

GENERAL PLAN ELEMENTS

The Rancho Palos Verdes General Plan consists of the following elements:

- Natural Environment Element;
- Socio-Cultural Element;
- Urban Environment Element;
- Land Use Plan;
- Fiscal Element.

INTERNAL CONSISTENCY DEFINED

Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. The internal consistency requirement has five dimensions with respect to the structure and content of the general plan, which are explained in the following paragraphs.

Equal Status Among General Plan Elements

All elements of the general plan have equal legal status. For example, the land use and open space elements cannot contain different land use intensity standards. Because no element is legally subordinate to another, the general plan must resolve potential conflicts between or among the elements through clear language and policy.

Consistency Among the Elements (Inter-Element Consistency)

All general plan elements, whether mandatory or optional, must be consistent with each other. Whenever a jurisdiction adopts a new element or amends part of a plan, it must change the rest of the plan to eliminate any inconsistencies that the new element or amendment creates. The jurisdiction should update the plan at the same time it adopts the new element or amendment, or immediately thereafter.

Consistency Within an Element (Intra-Element Consistency)

Each element's data, analyses, goals, policies, and implementation programs, must be consistent with and complement one another. Established goals, data, and analysis form the foundation for any ensuing policies. In turn, policies must form a logical basis for a general plan's implementation program.

Area Plan Consistency

Internal consistency also means that all principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan. The general plan must contain a discussion of the role of area plans (if any) and their relationship to the general plan.

Text and Diagram Consistency

Internal consistency means that the general plan text and diagrams must be consistent with one another since both are integral parts of the plan.

GENERAL PLAN REVIEW

The Housing Element has been reviewed by the City's Planning Commission and City Council, with considerable opportunity for public input. There are no conflicts between the proposed Housing Element policies and programs and those encompassed in other elements of the City's General Plan. In particular, the Housing Element programs are compatible with the City's current Land Use Element. Programs and regulations for accommodating on-site employee housing, density bonuses, or second units will further provide that such actions are to be considered consistent with land use densities in the General Plan. It is a policy of the City that any future amendments to the General Plan will be evaluated for consistency with the other elements of the Plan before adoption.

RANCHO PALOS VERDES
Housing Element
Technical Appendices

- Community Attitude Survey
- Condition of Housing Survey
 - Apartment Rent Survey
- Western Avenue Commercial
Land Use Survey
- 1980 Summary Tape File (STF)-4
Housing and Population Data

APPENDIX A COMMUNITY ATTITUDE SURVEY

CITY OF RANCHO PALOS VERDES HOUSING ELEMENT SURVEY

The City of Rancho Palos Verdes is currently updating the housing portion of its General Plan, in accordance with State legislation. Your responses to questions on this survey will provide needed information and direction for planning. Results from this survey will be published in your local newspaper.

1. What is the closest major street to your home?

<u>4.5%</u> Western Avenue	<u>27.2 %</u> Hawthorne Blvd.
<u>27.2%</u> Palos Verdes Dr., East	<u>0.0%</u> Crest Road
<u>0.0%</u> Palos Verdes Dr., West	<u>9.0%</u> Crenshaw
<u>31.8%</u> Palos Verdes Dr., South	<u>0.0%</u> Silver Spur

2. How long have you lived at your current address?

<u>4.7%</u> 1 to 2 years	<u>9.5%</u> 11 to 15 years
<u>9.5%</u> 3 to 5 years	<u>9.5%</u> 16 to 20 years
<u>23.8%</u> 6 to 10 years	<u>42.8%</u> over 20 years

3. How many people reside at your residence?

<u>52.3%</u> 1 to 2
<u>42.8%</u> 3 to 4
<u>4.7%</u> over 5

4. Do you own or rent?

<u>95.5%</u> own
<u>5.0%</u> rent
<u>0.0%</u> other

5. A 1981 housing survey showed widespread satisfaction with individual housing situations. What do you think about the availability of the current housing options in Rancho Palos Verdes?

Apartments:	<u>5.0%</u> not enough	<u>40.0%</u> adequate	<u>55.0%</u> more than enough
Condos:	<u>5.0%</u> not enough	<u>50.0%</u> adequate	<u>45.0%</u> more than enough
Single Family:	<u>25.5%</u> not enough	<u>45.0%</u> adequate	<u>30.0%</u> more than enough

6. In the 1981 housing survey, the level of housing production was judged as adequate. What do you think about the level of new housing production in Rancho Palos Verdes?

14.2% not enough new housing available
52.3% adequate new housing available
33.3% more than enough new housing available

7. Which of the following housing needs do you think should be provided for in Rancho Palos Verdes? (More than one choice may be checked.)

26.0% housing especially designed for seniors
8.6% middle-income apartments
52.1% low density ownership housing
0.0% mobile home park
0.0% affordable housing
13.0% other

comments: _____

8. The 1981 review of existing standards did not bring to light excessive local governmental controls. What do you think about existing governmental standards, procedures and fees regarding housing development?

50.0% not strict enough
30.0% adequate
20.0% should be less restrictive

9. What land use do you think is most appropriate for vacant coastal property?

39.1% single family housing
0.0% apartments
4.3% condominiums
8.6% commercial
47.8% other (please specify)

comments: parks (2), vacant (3), low density SFD(2)

general plan (1), coastal plan (1)

10. Do you think the City should increase residential density to facilitate the construction of more moderate priced housing?

9.5% yes

90.4% no

comments: _____

11. Do you think Rancho Palos Verdes should have development standards which require neighborhood compatibility (similar scale and style)?

80.9% yes

19.0% no

12. Are permit requirements for residential additions/remodeling easy to understand?

38.0% yes

42.8% no

19.0% don't know

13. Is permit information readily available from the City?

70.0% yes

5.0% no

25.0% don't know

14. Is there enough recreational area to support the needs of the community?

57.1% yes

42.8% no

15. Are you satisfied with the level of services provided by the City?

Code enforcement: 52.3% yes 47.6% no

Street maintenance: 36.8% yes 63.1% no

Recreation programs: 89.4% yes 10.5% no

Other (please specify): staff attitude, lack of consistency

16. Optional comments: 1 DU/AC responding to residents wishes

APPENDIX B
CONDITION OF HOUSING SURVEY

**TABLE B-1
CITY OF RANCHO PALOS VERDES
HOUSING IMPROVEMENT NEEDS -- 1989**

Neighborhood	3	4	5	6
1	----	45	2	---
2	---	188	39	1
3	---	259	27	---
4	---	28	7	---
5	2	34	33	---
6	2	33	14	8
Totals:	4	587	122	9

Source: June 1989 Condition of Housing Survey Conducted by Castañeda & Associates. The data pertain only to the housing units which were considered as having housing improvement needs. Table B-2 provides definitions of improvement needs and the survey codes.

**TABLE B-2
CITY OF RANCHO PALOS VERDES
CONDITION OF HOUSING
SURVEY FORM**

IMPROVEMENT NEED

1. None required
2. Minor repairs - paint or fix-up
3. Moderate rehabilitation - multiple minor fix-up items
4. Moderate rehabilitation - new roof needed
5. Moderate rehabilitation - roof needed plus one more minor repair
6. Major rehabilitation - several minor and moderate level repairs necessary

SURVEY CODES

P = Paint (all 2's need paint)

Y = Yard

F = Fence

BW = Block wall

RW = Retaining wall

D = Driveway

SC = Screens

W = Windows

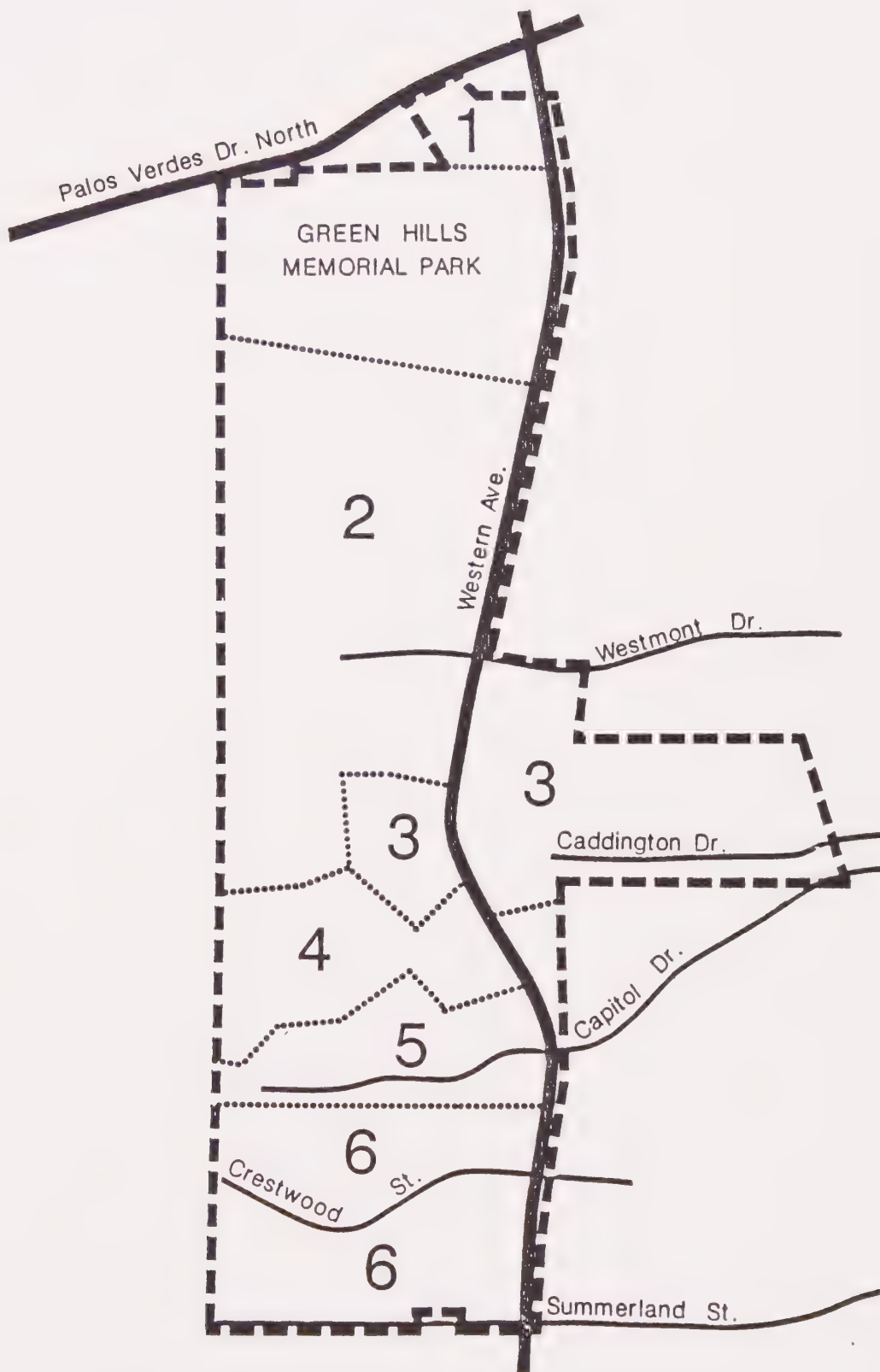
J = Junk in yard

GC = Garage conversion

UR = Under rehabilitation

UC = Under construction

* Possible Structural or Slumping



Housing Survey Areas
RANCHO PALOS VERDES



APPENDIX C APARTMENT RENT SURVEY

TABLE C-1
FAIR MARKET RENT SCHEDULES
FISCAL YEAR 1989

Los Angeles Metropolitan Area

Unit Size	Monthly Rent
Efficiency.....	\$553
1-Bedroom.....	\$671
2-Bedroom.....	\$790
3-Bedroom.....	\$987
4-Bedroom.....	\$1,016
Single-Wide Space.....	\$357
Double-Wide Space.....	\$357

Note: The criteria used by HUD in developing FMRs are: (1) the 45th percentile rent (that is, rent below which 45% of the standard quality rental housing units are distributed); rents based on units occupied by recent movers (households who moved within two years from the date of the survey data used in these calculations); and (3) exclusion from the base on public housing units and recently completed housing (units built within two years of survey dates). (See 24 CFR 888.113.) The FMRs for manufactured home spaces are based on both percentile rent for manufactured home spaces.

TABLE C-2
CITY OF RANCHO PALOS VERDES
APARTMENT MONTHLY RENT DISTRIBUTION -- JUNE 1989

	<u>EFF</u>	<u>1-Bedroom</u>	<u>2-Bedroom</u>	<u>3-Bedroom</u>
LA/LB	\$491	\$588	\$684	\$876
RPV	8/\$610	6/\$730	42/\$925	12/\$1,000-1,205
		15/\$750	10/\$995	11/\$1,025
		32/\$840	(56/\$930-1,150)	-----
		28/\$880	108/\$1,050	24/\$1,400
	1/\$600	-----	(47/\$850-925)	-----
		99/\$870	111/\$1,020	45/\$1,300
		12/\$800-900	(45/\$1,000-1,200)	-----
	9 Above	192 Above	419 Above	92 Above
	Peninsula Villa	Peninsula Apts.	Peninsula Villas	Palos Verdes Terrace
	1 at \$600 - 600	6 at \$730 - 730	47 at \$850-925 - 850	11 at \$1,025 - 1,025
	- <u>491</u>	- <u>588</u>	- <u>684</u>	- <u>876</u>
(Difference = \$109)		(Difference = \$142)	(Difference = \$166)	(Difference = \$149)

APPENDIX D
WESTERN AVENUE COMMERCIAL
LAND USE SURVEY (June 1989)

1 La Mancha Plaza (Crestwood & Western) 29505 Western

Bekins Book Store/UPS-Emery Shipping

Vacant

Popin Pizza

Yummy Yogurt

Western Cleaners

2 (Jiffy Lube) OUT OF BUSINESS (Western)

Mark C. Bloom Tires

The Tasman Sea Motel -- 29601 Western

-- Coffee Shop Closed/Motel Needs Roof and Paint/Run-down

3 Western & Summerland -- 29619 Western

H. Salt Fish & Chips

Ship Shape Family Activity Center (Jazzercise/Dancewear, etc.)

Casual Cuts

Vacant

Westmont Plaza

Lucky Grocery

Travel Isle

Masseys Flowers

Beauty Supply

Mane Place (Hair & Nails)

Chocolate Video

Balloons

Grieco Gifts & Bridal Registry

Cleaners

Diamond Factory

Spirit Children's Apparel

Belle Fashions Women's Apparel

Bagels Galore

Domenicks Pizza House

Great Dover Savings

Farmers Insurance

Rancho Nails

Optometry

Dentists

Photo Mat

Cocos/Reubens

Palos Verdes Plaza (Lease (213) 207-0910) -- 28616-28649 Western

Carl's Jr.

Vacant

Sweet Shop (Ice Cream/Candy)

Goya Cleaners

Ceferina (Women's Apparel)

Vacant

Bay Shores Medical Group (UPS & AIRS)

Stuft Pizza

Super Cuts

Dino's Meat Mkt & Deli

New Meiji (Japanese Take out food)

Fashion Bazaar (Women's Apparel)

Vacant

U.S. Post Office East View Station

28731 Western

Head's Up Hair/Nails

Cruises Plus Travel

Madame Bonnie Tarot Card Reader

Allstate Insurance

Vacant

Diet Center

Florist

Diamond Duds Boutique

Vacant

Jewelry James (jewelry & gifts)

28733 Western

Big Town Liquor

The Terraces Lease (213) 514-111 *Signs "Coming Soon"
Level One --

Pier 1 Imports

Graphics Gallery*

Gifts Warehouse*

Captains Treasure Chest* (Wholesale jewelry)

Sportsaholic (T-shirts/mugs/sports related gifts)

Vacant

Vacant

Mom's Drapery & Carpet*

Vacant

Nutri/System* (Diet Center)

Vacant

Vacant

Mail Box Etc.*

Vacant

Vacant

Vacant

Vacant

Vacant

The Terraces

Second Level --

Vacant

Vacant

Vacant

Pet Mart (Pet Supplies)

Vacant

Vacant

Vacant

Vacant

Vacant

Shoppe Lou-Nez (Women's Apparel)

Mules Seafood & Spirits*

Cheri & Me* (?)

The Tushery* (?)

Vacant

Vacant

Vacant

Block Buster Video

Penguins Frozen Yogurt

El Pollo Loco

The Terraces

Third Level --

Sally's Party Time (Party Supplies)

The Terraces Leasing Office

Bon Ton Cleaners

Vacant

Mars Auto Supply

Sears Surplus Store

Gelateria Portofino Deli/Ice Cream

Portofino Ristorante

Portofino Mkt/Deli

Lawn Care (Gardening Supplies)

Builders Emporium

Terrace Theaters

Sizzler -- 29019 Western

Kentucky Fried -- 29035 Western

Marie Callendars -- 29051 Western

Western Plaza

Hillside Liquor

American Photo = (1 hr photo) & Video Rent & VCR & TV Sales & Service

Nelms Hardware & Paint

Hillside Cleaners

Barber Shop

Baskin & Robbins

Image of Beauty (Salon)

The Sweet Factory (cakes)

Golden Lion Chinese Restaurant

All Pets Veterinary Hospital

Bob Alegria Karate

Apollo Travel

Eastview Medical Building -- 29211 Western

Western Tile World

Domino's Pizza

Health Food Village

Security Pacific Bank

Jack-in-the-Box -- 29317 Western

House of Pancakes -- 29403 Western

29409 Western
Lease (213) 532-9080

Vacant

Vacant

Immediate Medical Care Center

Vacant

Vacant

Baz 10 Pocket Billiards – 29415

Chevron Station Crestwood & Western

APPENDIX E
1980 SUMMARY TAPE FILE (STF) - 4
HOUSING AND POPULATION DATA

POPULATION SAMPLE (1) 100% (3)

TOTAL	36577	36577
HOUSEHOLD	36451	36449
GROUP QUARTERS	126	128

INSIDE UA (7)	36577	100.0
OUTSIDE UA		
IN PLACE	0	.0
RURAL FARM	0	.0
RURAL NONFARM	0	.0

SPANISH ORIGIN BY RACE (13)

	SPANISH ORIGIN	
WHITE	917	
BLACK	6	
IND, ESK & ALEUT	20	
ASIAN & PAC ISL.	32	
OTHER	120	
TOTAL SPANISH	1095	

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH (18)

SPEAK ONLY ENGLISH	29647	84.6 %
--------------------	-------	--------

	VERY WELL	WELL	NOT WELL	NOT AT ALL	TOTAL
INDIAN & ALASKAN	19	0	0	0	19
CHINESE	667	284	119	36	1106
FRENCH	175	18	8	0	201
GERMAN	455	78	19	0	552
GREEK	89	25	0	0	114
ITALIAN	107	6	27	0	140
JAPANESE	271	276	97	4	648
KOREAN	227	66	38	0	331
PHILIPPINE	63	6	0	0	69
POLISH	47	24	0	0	71
PORTUGUESE	0	0	0	0	0
RUSSIAN	6	0	0	0	6
SPANISH	725	128	69	13	935
VIETNAMESE	0	11	0	0	11
YIDDISH	30	0	0	0	30
OTHER	746	310	81	37	1174
TOTAL	3627	1232	458	90	5407
%	67.1	22.8	8.5	1.7	

RACE (11)

WHITE	31827
BLACK	711
AMERICAN INDIAN	122
ESKIMO	0
ALEUT	0
JAPANESE	1186
CHINESE	1689
FILIPINO	121
KOREAN	405
ASIAN INDIAN	216
VIETNAMESE	11
HAWAIIAN	9
GUAMANIAN	0
SAMOAN	0
OTHER ASIAN	73
OTHER	207

CHILDREN EVER BORN (21)

	FEMALES 15-44	%
NONE	4262	49.5
1	1037	12.0
2	1786	20.7
3	1046	12.1
4	326	3.8
5	121	1.4
6	12	.1
7+	23	.3

ACREAGE OF PROPERTY & FARM RESIDENCE (25,26)

	PERSONS	%	HOUSEHOLDS
CITY OR SUBURBAN LOT OR PLACE OF < 1 ACRE	34795	95.5	11348
PLACE OF 1 TO 9 ACRES:			
RURAL FARM	0	.0	0
NONFARM	1188	3.3	350
PLACE OF 10+ ACRES:			
RURAL FARM	0	.0	0
NONFARM	468	1.3	182

NOT OF SPANISH ORIGIN (13)

WHITE	30910
BLACK	705
IND, ESK & ALEUT	102
ASIAN & PAC ISL.	3678
OTHER	87

PERSONS IN FAMILY BY FAMILY INCOME (23,24)

FAMILY INCOME	2	3	4	5	6	7+	TOTAL
\$ < 5,000	54	64	42	14	0	5	179
\$ 5,000 - 9,999	80	45	31	6	0	0	162
\$10,000 - 14,999	154	119	37	6	0	7	329
\$15,000 - 19,999	188	62	64	56	6	0	376
\$20,000 - 24,999	270	109	82	46	13	0	520
\$25,000 - 34,999	668	295	440	123	46	16	1588
\$35,000 - 49,999	825	685	883	356	151	33	2933
\$50,000 - 74,999	834	600	689	357	122	40	2642
\$75,000 +	441	366	339	222	79	49	1496
MEDIAN	41761	45471	45454	49444	49132	58750	

TOTAL POPULATION 36577

POPULATION BY AGE (1,2,5,6)

AGE	TOTAL	MALE	FEMALE
0 - 2	911	447	464
3 - 4	612	286	326
5	438	194	244
6	357	169	188
7 - 9	1647	842	805
10 - 11	1446	711	735
12 - 13	1506	808	698
14	892	445	447
15	1056	480	576
16 - 17	1856	957	899
18	749	450	299
19	547	300	247
20	490	226	264
21	421	213	208
22 - 24	1089	604	485
25 - 29	1283	613	670
30 - 34	2155	793	1362
35 - 39	3346	1441	1905
40 - 44	3363	1665	1698
45 - 49	3287	1671	1616
50 - 54	3195	1611	1584
55 - 59	2854	1580	1274
60 - 61	668	356	312
62 - 64	685	367	318
65 - 69	725	349	376
70 - 74	442	241	201
75 - 79	309	109	200
80 - 84	189	83	106
85 +	59	11	48
TOTAL	36577	18022	18555
MEDIAN	36.2	36.6	35.9

HOUSEHOLD & FAMILY SIZE (3,4,7,8)

	FAMILIES	%	HOUSEHOLDS	%
1			1303	11.0
2	3514	34.4	3777	31.8
3	2345	22.9	2352	19.8
4	2607	25.5	2647	22.3
5	1186	11.6	1198	10.1
6	423	4.1	443	3.7
7 +	150	1.5	160	1.3
TOTAL	10225		11880	

NATIVITY & CITIZENSHIP (9)

NATIVE	31276
FOREIGN BORN:	
NATURALIZED	2750
NOT A CITIZEN	2551

YEAR OF IMMIGRATION (10)

1975-1980	1435
1970-1974	705
1965-1969	794
1960-1964	715
1950-1959	933
PRE 1950	719

MARITAL STATUS (12)

	MALE	%	FEMALE	%
SINGLE	3833	27.1	3425	23.4
MARRIED	9440	66.9	9520	65.0
SEPARATED	157	1.1	181	1.2
WIDOWED	165	1.2	685	4.7
DIVORCED	525	3.7	837	5.7

PLACE OF BIRTH (25)

BORN IN STATE	13997
BORN OUT OF STATE:	
NORTHEAST	5234
N. CENTRAL	6720
SOUTH	3022
WEST	2031
BORN ABROAD AT SEA	272
FOREIGN BORN	5301

HOUSEHOLD TYPE & RELATIONSHIP & TYPE OF GROUP QUARTERS
(POPULATION AGE 60 AND OVER) (16)

	60-64	65-74	75+	TOTAL
FAMILY HOUSEHOLD:				
HOUSEHOLDER	691	513	116	1320
SPOUSE	438	363	55	856
OTHER RELATIVE	94	164	258	516
NONRELATIVE	0	6	0	6
NONFAMILY HOUSEHOLD:				
HHOLDER LIVING ALONE	130	110	104	344
HHOLDER NOT LIVING ALONE	0	0	0	0
NONRELATIVE	0	0	12	12
GROUP QUARTERS:				
HOME FOR THE AGED	0	11	12	23
OTHER INSTITUTION	0	0	0	0
OTHER GROUP QUARTERS	0	0	0	0

HOUSEHOLD TYPE
AND RELATIONSHIP (15)

	TOTAL POP	RESIDENCE IN 1975 (26)
FAMILY HOUSEHOLD:		
MALE HOUSEHOLDER	9280	SAME HOUSE 19232
FEMALE HOUSEHOLDER	945	DIFFERENT HOUSE
SPOUSE	9273	SAME COUNTY 9132
CHILD OF HOUSEHOLDER	13749	DIFFERENT COUNTY
OTHER RELATIVE	907	SAME STATE 1780
NONRELATIVE	206	DIFFERENT STATE:
NONFAMILY HOUSEHOLD:		
MALE HOUSEHOLDER	777	NORTHEAST 1083
FEMALE HOUSEHOLDER	878	N. CENTRAL 820
NONRELATIVE	436	SOUTH 772
GROUP QUARTERS	126	WEST 664

FAMILY AND HOUSEHOLD TYPES BY PRESENCE OF CHILDREN (17,18,19)

	FAMILIES	PERSONS IN HOUSEHOLDS	OWN CHILDREN
MARRIED-COUPLE FAMILY:	9254	31560	9521
CHILDREN UNDER 6	1322		
CHILDREN 6-17 ONLY	3680		
NO CHILDREN	4252		
OTHER FAMILY:			
MALE HOUSEHOLDER, NO WIFE:	293	745	229
CHILDREN UNDER 6	13		
CHILDREN 6-17 ONLY	120		
NO CHILDREN	160		
FEMALE HOUSEHOLDER, NO HUSBAND:	678	1849	710
CHILDREN UNDER 6	50		
CHILDREN 6-17 ONLY	375		
NO CHILDREN	253		
NONFAMILY HOUSEHOLD:			
MALE HOUSEHOLDER		1221	
FEMALE HOUSEHOLDER		1076	
TOTAL PERSONS IN HOUSEHOLD		36451	

TRANSPORTATION TO WORK (39)

	TOTAL	DROVE ALONE	IN CARPOOL
CAR	15973	13101	2872
TRUCK	497	440	57
VAN	272	177	95
PUBLIC TRANS:			
BUS-STREETCAR	449		
SUBWAY-TRAIN	12		
RAILROAD	0		
TAXICAB	15		
BICYCLE	71		
MOTORCYCLE	86		
WALKED	228		
OTHER	94		
WORKED AT HOME	354		

SUBFAMILIES (20,21,22)

	FAMILIES	PERSONS	CHILDREN
MARRIED-COUPLE FAMILY:			
WITH CHILDREN	7		12
WITHOUT CHILDREN	47		
FATHER-CHILD FAMILY	0		
MOTHER-CHILD FAMILY	28		
TOTAL PARENT-CHILD FAM	35		46
TOTAL SUBFAMILIES	82	194	58

SCHOOL ENROLLMENT AND TYPE OF SCHOOL (43)

	PUBLIC	CHURCH RELATED	OTHER PRIVATE
NURSERY SCHOOL	87	237	303
KINDERGARTEN	325	12	48
ELEMENTARY	4776	342	116
HIGH SCHOOL	3527	104	77
COLLEGE 1-2 YEARS	1291		217
COLLEGE 3-4 YEARS	874		140
COLLEGE 5 YEARS	589		210

YEARS OF SCHOOL COMPLETED (46,47,48)

		MALE				FEMALE			
		18-24	25+	25-44	45-64	18-24	25+	25-44	45-64
MEDIAN		12.9	16.7			13.3	14.6		
NO SCHOOL		0	6			0	9		
ELEMENTARY 1-4YRS		0	24			0	14		
ELEMENTARY 5-7YRS		0	59			0	152		
ELEMENTARY 8YRS (0-8)		6	101	40	64	0	107	56	95
HIGH SCHOOL 1YR		5	38			7	86		
HIGH SCHOOL 2YRS		31	74			31	121		
HIGH SCHOOL 3YRS (1-3)		277	119	70	121	156	143	106	186
HIGH SCHOOL 4YRS (4+)		620	1133	379	610	455	3103	1283	1500
COLLEGE 1YR		296	471			300	1144		
COLLEGE 2YRS		206	1023			251	1672		
COLLEGE 3YRS (1-3)		157	586	914	1009	141	821	1777	1623
COLLEGE 4YRS (4+)		182	2602	3109	3781	131	2273	2413	1700
COLLEGE 5YRS		13	1198			31	826		
COLLEGE 6+YRS		0	3456			0	1199		

GROUP QUARTERS (24)

MENTAL HOSPITAL 0
HOME FOR THE AGED 23
CORRECT INST 0
OTHER INST 0
MILITARY QUARTERS 0
COLLEGE DORMITORY 0
OTHER 103

SCHOOL ENROLLMENT, SCHOOL COMPLETED,
& LABOR FORCE STATUS (49)

HOUSEHOLD TYPE BY LABOR FORCE STATUS OF HOUSEHOLDER (52)

	16-17	18-19	20-21
ARMED FORCES	0	0	0
CIVILIAN:			
ENROLLED IN SCHOOL:			
EMPLOYED	678	552	304
UNEMPLOYED	98	30	3
NOT IN LABOR FORCE	1026	530	254
NOT ENROLLED IN SCHOOL:			
HIGH SCHOOL GRAD:			
EMPLOYED	13	135	253
UNEMPLOYED	2	11	23
NOT IN LABOR FORCE	13	6	46
NOT HIGH SCHOOL GRAD:			
EMPLOYED	5	21	21
UNEMPLOYED	14	6	7
NOT IN LABOR FORCE	7	5	0

	MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE	NON- FAMILY HOUSEHOLD
HOUSEHOLDER IN:				
ARMED FORCES	25	0	0	7
CIVILIAN LABOR FORCE:				
EMPLOYED	8414	251	495	1311
UNEMPLOYED	80	5	15	35
NOT IN LABOR FORCE:	735	37	168	302

LABOR FORCE STATUS (51)

	16-19		20-24		25-34		35-44		45-64		65+	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
ARMED FORCES	0	0	0	0	11	0	9	0	12	0	0	0
CIVILIAN:												
EMPLOYED	771	633	706	637	1272	1268	3029	1949	5213	2565	255	85
49.3	40.4	49.5	44.7	49.0	48.8	60.0	38.6	66.3	32.6	71.2	23.7	
UNEMPLOYED	85	76	41	41	18	39	18	50	38	44	11	7
5.4	4.9	2.9	2.9	.7	1.5	.4	1.0	.5	.6	3.1	2.0	
NOT IN LABOR FORCE	851	736	296	279	105	725	50	1604	322	2495	527	839

SEX BY INDUSTRY BY CLASS OF WORKER (56)

	--INDUSTRY EXCEPT AG--			-----AGRICULTURE-----			FAMILY TYPE AND WORKERS IN FAMILY (64)			
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE		MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE
PRIVATE WAGE & SALARY:										
PRIVATE COMPANY	12696	7950	4746	44	33	11				
OWN CORPORATION	1181	993	188	12	12	0				
FEDERAL GOVERNMENT	333	212	121	0	0	0				
STATE GOVERNMENT	321	145	176	7	7	0	0 WORKERS	418	12	80
LOCAL GOVERNMENT	1740	551	1189	0	0	0	1 WORKER	3154	162	334
SELF-EMPLOYED	1905	1319	586	43	19	24	2 WORKERS:		119	217
UNPAID FAMILY	95	5	90	6	0	6	HUSBAND/WIFE	3280		
							OTHER	759		
							3+ WORKERS:		0	47
							HUSBAND/WIFE	1341		
							OTHER	302		

	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL:				SERVICE:			
PUBLIC	39	30	9	PRIVATE HOUSEHOLD	40	0	40
MANUFACTURING	1755	1570	185	POLICE, FIREFIGHTERS	48	43	5
RETAIL, SELF-EMPLOYED	108	90	18	GUARDS	46	34	12
RETAIL, SALARIED	188	116	72	OTHER PROTECTIVE	54	36	18
OTHER	1897	1462	435	FOOD	360	188	172
				HEALTH	122	28	94
MANAGEMENT RELATED	919	562	357	BUILDING CLEANERS	89	71	18
				PERSONAL	328	68	260
PROFESSIONAL:				FARMING, FORESTRY, & FISHING:			
ARCHITECTS	36	36	0	FARM MANAGERS	13	13	0
ENGINEERS	1380	1372	8	OTHER FARM	7	7	0
SURVEYORS	0	0	0	RELATED AGRICULTURAL	72	40	32
NAT SCI & MATHEMATICIANS	249	201	48	FORESTRY & LOGGING	0	0	0
HEALTH DIAGNOSIS	696	634	62	FISHING, HUNTING, TRAPPING	13	13	0
HEALTH ASSESSMENT	409	47	362				
TEACHERS, ELEM & SECONDARY	836	125	711	CRAFT & REPAIR:			
OTHER TEACHERS, LIBRARIAN	350	136	214	AUTO MECHANIC	54	54	0
SOCIAL SCIENTIST	181	108	73	OTHER MECHANICS	136	136	0
SOC. RECREATION & RELIG	163	63	100	CARPENTERS	71	71	0
LAWYERS & JUDGES	277	256	21	OTHER CONSTRUCTION	264	246	18
WRITERS, ARTISTS,				EXTRACTORS	7	7	0
ENTERTAINERS & ATHLETES	431	205	226	PRECISION PRODUCTION:			
TECHNICIANS:				SUPERVISORS	294	250	44
HEALTH EXCL NURSES	76	4	72	METAL WORKERS	49	42	7
LICENSED NURSES	13	0	13	PLANT & SYSTEM OPERATORS	25	25	0
OTHER	416	315	101	OTHER	64	41	23
SALES:				OPERATORS:			
SUPERVISORS, SELF-EMPLOYED	125	82	43	MACHINE EXC PRECISION	154	122	32
SUPERVISORS, SALARIED	196	141	55	FABRICATORS, ASSEMBLERS	44	25	19
REPRESENTATIVES:				PRODUCTION INSPECTORS	30	14	16
FINANCE & BUSINESS	914	500	414	TRANSPORTATION & MATERIAL MOVERS:			
COMMODITIES EXC RETAIL	405	338	67	VEHICLE OPERATORS	106	86	20
WORKERS:				OTHER TRANSPORTATION	17	17	0
RETAIL	683	269	414	MATERIAL MOVERS	23	23	0
NON RETAIL	57	39	18	HANDLERS, HELPERS, & LABORERS:			
CASHIERS	171	26	145	HELPERS	7	7	0
SALES RELATED	0	0	0	CONSTRUCTION LABORERS	44	44	0
ADMINISTRATIVE SUPPORT:				FREIGHT & STOCK HANDLERS	144	114	30
SUPERVISORS	93	60	33	VEHICLE & EQUIP CLEANERS	21	21	0
COMPUTER OPERATORS	136	53	83	MISCELLANEOUS MANUAL	91	91	0
SECRETARIES & TYPISTS	912	25	887				
BOOKKEEPERS & ACCOUNTANTS	253	13	240				
FINANCIAL PROCESSORS	13	6	7				
MAIL & MESSAGE DIST	60	40	20				
MATERIAL RECORDING	173	120	53				
OTHER	936	225	711				

	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
AGRICULTURE	112	71	41	WHOLESALE TRADE	1020	801	219
FORESTRY & FISHERIES	24	24	0	RETAIL TRADE:			
MINING	53	53	0	GENERAL MERCHANDISE	223	58	165
CONSTRUCTION	521	435	86	FOOD, BAKERY, DAIRY STORES	301	171	130
NONDURABLE MANUFACTURING:				AUTO DEALERS, GAS STATIONS	230	196	34
FOOD & KINDRED PRODUCTS	56	44	12	EATING & DRINKING PLACES	438	218	220
TEXTILE MILL PRODUCTS	13	13	0	OTHER	1110	496	614
APPAREL & OTHER FINISHED	49	35	14	BANKING & CREDIT	336	182	154
PRINTING & PUBLISHING	257	127	130	INSURANCE, REAL ESTATE	1260	738	522
CHEMICALS	172	116	56	SERVICES:			
PAPER	12	12	0	BUSINESS	1013	670	343
PETROLEUM & COAL	102	76	26	REPAIR	107	84	23
OTHER	93	66	27	PRIVATE HOUSEHOLD	45	0	45
DURABLE MANUFACTURING:				OTHER PERSONAL	198	107	91
FURNITURE, LUMBER	74	55	19	ENTERTAINMENT & RECREATIONAL	285	176	109
PRIMARY METAL	70	57	13	HOSPITAL	788	287	501
FABRICATED METAL	209	104	105	HEALTH, EXC HOSPITAL	793	451	342
MACHINERY, EXC ELECTRICAL	534	432	102	ELEMENTARY & SECONDARY SCHOOLS:			
ELECTRICAL MACHINERY	572	462	110	GOVERNMENT	229	94	135
MOTOR VEHICLES	39	33	6	PRIVATE	1318	258	1060
OTHER TRANSPORTATION EQUIPMNT	2202	1956	246	OTHER EDUCATIONAL	69	18	51
MISCELLANEOUS MANUFACTURING	97	69	28	SOCIAL & RELIGIOUS	467	137	330
OTHER	205	173	32	LEGAL, ENGINEERING & OTHER	835	553	282
NON SPECIFIED MANUFACTURING	43	37	6	PUBLIC ADMINISTRATION	583	338	245
RAILROADS	7	7	0				
TRUCKING	96	75	21				
U.S. POSTAL SERVICE	57	44	13				
OTHER TRANSPORTATION	855	494	361				
COMMUNICATIONS	166	98	68				
UTILITY & SANITARY SERVICES	45	45	0				

USUAL HOURS WORKED PER WEEK BY WEEKS WORKED (60)

	USUALLY WORKED 1 TO 34 HOURS		USUALLY WORKED 35 + HOURS	
WEEKS	MALE	FEMALE	MALE	FEMALE
50 TO 52	549	844	8582	2833
48 TO 49	46	138	375	229
40 TO 47	261	544	408	783
27 TO 39	169	514	246	374
14 TO 26	324	536	266	264
1 TO 13	440	651	305	386

PERSONS WITH WORK DISABILITY (66)

	MALE	FEMALE
CIVILIAN EMPLOYED	322	138
CIVILIAN UNEMPLOYED	7	11
NOT IN LABOR FORCE:		
PREVENTED FROM WORKING	112	236
NOT PREVENTED FROM WRKING	81	137

LABOR FORCE STATUS & UNEMPLOYMENT (59,62)

	TOTAL	MALE	FEMALE
WKD W/O UNEMPLOYMENT	17722	10899	6823
UNEMPLOYMENT & NO WRK	161	54	107
NOT IN LABOR FORCE	7484	1615	5869
LENGTH OF UNEMPLOYMENT:			
1 TO 4 WEEKS	1098	445	653
5 TO 14 WEEKS	839	380	459
15 + WEEKS	569	301	268

PUBLIC TRANSPORTATION DISABILITY & WORK DISABILITY (67)

	16-59		60-64	
	MALE	FEMALE	MALE	FEMALE
PUBLIC TRANSPORTATION DISABILITY:				
WORK DISABILITY	55	116	7	16
NO WORK DISABILITY	17	18	0	0
NO PUB TRANS DISABILITY	12052	12377	716	614

HOUSEHOLD AND FAMILY INCOME

	HOUSEHOLDS (71)			FAMILIES (82)				
	TOTAL	OWNER	RENTER	TOTAL	AGE OF HOUSEHOLDER 15-24	25-44	45-64	65+
LESS THAN \$2,500	189	114	75	139	10	77	52	0
\$2,500 TO \$4,999	108	51	57	40	0	21	19	0
\$5,000 TO \$7,499	143	105	38	79	0	44	23	12
\$7,500 TO \$9,999	165	90	75	83	0	26	30	27
\$10,000 TO \$12,499	327	200	127	189	0	96	73	20
\$12,500 TO \$14,999	182	82	100	140	0	58	53	29
\$15,000 TO \$17,499	321	157	164	187	6	82	59	40
\$17,500 TO \$19,999	286	143	143	189	25	49	56	59
\$20,000 TO \$22,499	490	327	163	290	3	114	130	43
\$22,500 TO \$24,999	290	189	101	230	6	90	106	28
\$25,000 TO \$27,499	426	236	190	359	6	196	126	31
\$27,500 TO \$29,999	395	317	78	302	0	127	146	29
\$30,000 TO \$34,999	1060	808	252	927	0	391	454	82
\$35,000 TO \$39,999	1021	868	153	891	5	348	493	45
\$40,000 TO \$49,999	2140	1900	240	2042	0	835	1163	44
\$50,000 TO \$74,999	2752	2524	228	2642	0	928	1641	73
\$75,000 OR MORE	1585	1512	73	1496	0	516	913	67
MEDIAN (72)	42509	45918	26125					
MEAN (73)	48632	53161	29318	MEAN 52004	18240	47361	57433	36979

HOUSEHOLD INCOME BY TYPE (77)

	MEAN
HOUSEHOLD INCOME TYPE	
WAGE OR SALARY	40653
NONFARM SELF-EMPLOYMENT	22831
FARM SELF-EMPLOYMENT	2363
INTEREST, DIVIDEND, OR NET RENTAL	7324
SOCIAL SECURITY	4365
PUBLIC ASSISTANCE	3416
OTHER	7711

MEDIAN FAMILY INCOME BY FAMILY TYPE BY PRESENCE AND AGE OF CHILDREN (86)

	MARRIED COUPLE FAMILY	MALE HHOLDER, NO WIFE FAMILY	FEMALE HHOLDER, NO HUSBAND FAMILY
WITH CHILDREN < 6YRS	43154	17679	10750
WITH CHILDREN 6 - 17YRS	47806	39286	18542
WITHOUT OWN CHILDREN	46777	42500	22670

MEDIAN FAMILY INCOME BY NUMBER OF WORKERS (89,90,91)

	MEDIAN
TOTAL	45228
0 WORKERS	19937
1 WORKER	41913
2 WORKERS	45932
3 + WORKERS	53951

UNRELATED INDIVIDUALS MEDIAN INCOME (93)

	MEDIAN
MALES:	
15 - 64	21740
65 +	17917
FEMALES:	
15 - 64	16258
65 +	9063

PER CAPITA INCOME (101)

TOTAL	15850
IN HOUSEHOLD	15892
IN GROUP QTRS.	3824

POVERTY STATUS

AGE OF HOUSEHOLDER, POVERTY STATUS, AND RECEIPT OF SOCIAL SECURITY & PUBLIC ASSISTANCE (106,107,108,109)

	FAMILIES			UNRELATED INDIVIDUALS		
	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV	INCOME BELOW POVERTY	INC BETWEEN 100 -124 % OF POVERTY	INCOME 125% AND ABOVE POV
HOUSEHOLDER AGE 15-59:						
WITH SOCIAL SECURITY	7			4		
BELOW POVERTY, EXCL		0	9		0	5
SOCIAL SECURITY						
ABOVE POVERTY, EXCL		0	429		0	33
SOCIAL SECURITY						
W/O SOCIAL SECURITY	216	17	8227	185	81	1690
HOUSEHOLDER AGE 60+:						
WITH SOCIAL SECURITY	0			28		
BELOW POVERTY, EXCL		0	34		12	47
SOCIAL SECURITY						
ABOVE POVERTY, EXCL		0	522		0	147
SOCIAL SECURITY						
W/O SOCIAL SECURITY	0	8	756	35	6	87
ALL FAMILIES:						
W/ PUBLIC ASSISTANCE	7			7		
BELOW POVERTY, EXCL		0	5		12	0
PUBLIC ASSISTANCE						
ABOVE POVERTY, EXCL		0	183		0	13
PUBLIC ASSISTANCE						
W/O PUBLIC ASSISTANCE	216	25	9789	245	87	1996

FAMILIES BELOW POVERTY
BY PRESENCE AND AGE OF CHILDREN (112)

	TOTAL FAMILIES	FAMILIES W/FEM HOUSEHOLDER NO HUSBAND
RELATED CHILDREN:		
0 - 5 AND 6 - 17	28	11
0 - 5 ONLY	34	11
6 - 17 ONLY	102	54
NONE	59	24

PERSONS BELOW POVERTY BY AGE (114)

	TOTAL	MALE	FEMALE
0 - 15	269	112	157
16 - 21	203	68	135
22 - 39	216	77	139
40 - 59	247	126	121
60 - 64	40	7	33
65 - 74	7	0	7
75 +	29	8	21

PERSONS AGE 60 AND OVER BELOW POVERTY BY AGE, HOUSEHOLD TYPE, & RELATIONSHIP (115)

	FAMILY HOUSEHOLD			NONFAMILY		
	HOUSEHOLDER	OTHER RELATIVES	NONRELATIVES	HOUSEHOLDER LIVING ALONE	HOUSEHOLDER NOT LIVING ALONE	NONRELATIVE IN GROUP QUARTERS
60 - 64	0	13	0	27	0	0
65 - 74	0	0	0	7	0	0
75 +	0	0	0	29	0	0

TOTAL HOUSING UNITS

100% COUNT (109) 12281
 UNWEIGHTED SAMPLE (110) 2006
 WEIGHTED SAMPLE (1) 12281
 YEAR-ROUND (3) 12281
 SEASONAL & MIGRATORY (2) 0

RACE/ETHNICITY OF HOUSEHOLDER (114,115,116)

	TOTAL	OWNER	%	RENTER	%
WHITE	10628	8698	81.8	1930	18.2
WHITE, NON-SPANISH	10390	8516	82.0	1874	18.0
BLACK	191	94	49.2	97	50.8
BLACK, NON-SPANISH	185	88	47.6	97	52.4
AMERICAN INDIAN	33	33	100.0	0	.0
ESKIMO	0	0	.0	0	.0
ALEUT	0	0	.0	0	.0
AMERICAN IND, ESKIMO, & ALEUT, NON-SPANISH	27	27	100.0	0	.0
JAPANESE	356	220	61.8	136	38.2
CHINESE	392	387	98.7	5	1.3
FILIPINO	32	27	84.4	5	15.6
KOREAN	101	81	80.2	20	19.8
ASIAN INDIAN	93	63	67.7	30	32.3
VIETNAMESE	0	0	.0	0	.0
HAWAIIAN	0	0	.0	0	.0
GUAMANIAN	0	0	.0	0	.0
SAMOAN	0	0	.0	0	.0
OTHER ASIAN	11	5	45.5	6	54.5
ASIAN & PAC ISLANDER, NON-SPANISH	979	777	79.4	202	20.6
OTHER	88	63	71.6	25	28.4
OTHER, NON-SPANISH	17	12	70.6	5	29.4
TOTAL SPANISH	327	251	76.8	76	23.2
MEXICAN	158	125	79.1	33	20.9
PUERTO RICAN	18	18	100.0	0	.0
CUBAN	6	0	.0	6	100.0
OTHER SPANISH	145	108	74.5	37	25.5

OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE

-----VEHICLES-----

HOUSEHOLD INCOME (22)	0	1	2	3	4+
\$ 0 - 4,999	6	119	94	52	23
\$ 5,000 - 9,999	17	181	77	36	0
\$10,000 - 14,999	16	275	153	30	24
\$15,000 - 19,999	0	342	162	82	11
\$20,000 - 29,999	0	551	806	208	70
\$30,000 - 39,999	0	345	1162	454	138
\$40,000 - 49,999	0	106	1300	594	164
\$50,000 - 74,999	0	73	1463	974	230
\$75,000 +	6	84	752	603	142

UNITS IN STRUCTURE (13)

	14	845	4678	2732	746
1, DETACHED	14	845	4678	2732	746
1, ATTACHED	0	198	304	91	21
2	0	0	0	0	0
3 - 4	0	95	101	17	0
5 - 9	0	121	165	42	0
10+	31	817	721	151	35
MOBILE HOMES	0	0	0	0	0

PERSONS IN UNIT (17)

	33	1002	211	48	6
1	33	1002	211	48	6
2	12	632	2547	494	123
3	0	215	1165	764	228
4	0	148	1314	953	228
5	0	53	509	515	121
6 +	0	26	223	259	96

TOTAL OCCUPIED HOUSING UNITS

HOUSE HEATING FUEL (14)	UNITS IN STRUCTURE-----						MOBILE HOMES
	1 DETACHED	1 ATTACHED	2	3-4	5-9	10+	
UTILITY GAS	8560	515	0	108	125	179	0
BOTTLED, TANK OR LP GAS	35	0	0	0	0	0	0
ELECTRICITY	380	99	0	105	203	1576	0
FUEL OIL, KEROSENE	8	0	0	0	0	0	0
COAL OR COKE	0	0	0	0	0	0	0
WOOD	16	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0
NONE	16	0	0	0	0	0	0

	YEAR HOUSEHOLDER MOVED INTO UNIT						
	1979 - 1980	1975 - 1978	1970 - 1974	1960 - 1969	1950 - 1959	PRE 1949	
UNITS IN STRUCTURE (11)							
TOTAL OCCUPIED UNITS							
1	1444	2609	2304	2894	363	15	
2	0	0	0	0	0	0	
3 - 4	100	102	8	3	0	0	
5 - 9	107	151	59	11	0	0	
10 +	628	767	215	145	0	0	
MOBILE HOMES	0	0	0	0	0	0	
OWNER OCCUPIED							
1	968	2381	2262	2868	358	15	
2	0	0	0	0	0	0	
3 - 4	31	44	0	3	0	0	
5 - 9	6	43	41	11	0	0	
10 +	99	307	110	124	0	0	
MOBILE HOMES	0	0	0	0	0	0	
RENTER OCCUPIED							
1	476	228	42	26	5	0	
2	0	0	0	0	0	0	
3 - 4	69	58	8	0	0	0	
5 - 9	101	108	18	0	0	0	
10 +	529	460	105	21	0	0	
MOBILE HOMES	0	0	0	0	0	0	
AGE OF HOUSEHOLDER(21)							
TOTAL OCCUPIED UNITS							
15 - 24	81	55	12	6	0	0	
25 - 34	653	581	91	25	0	0	
35 - 44	826	1411	879	353	17	7	
45 - 54	465	914	859	1271	65	0	
55 - 64	194	462	608	1051	204	0	
65 +	60	206	137	347	77	8	
OWNER OCCUPIED							
15 - 24	9	22	12	0	0	0	
25 - 34	266	375	73	25	0	0	
35 - 44	487	1202	806	348	12	7	
45 - 54	233	722	827	1266	65	0	
55 - 64	95	329	564	1041	204	0	
65 +	14	125	131	326	77	8	
RENTER OCCUPIED							
15 - 24	72	33	0	6	0	0	
25 - 34	387	206	18	0	0	0	
35 - 44	339	209	73	5	5	0	
45 - 54	232	192	32	5	0	0	
55 - 64	99	133	44	10	0	0	
65 +	46	81	6	21	0	0	
MEDIAN PERSONS PER UNIT (20)							
TOTAL OCCUPIED	2.6	2.9	3.1	2.7	2.3	2.3	
OWNER OCCUPIED	2.9	3.3	3.2	2.8	2.2	2.3	
RENTER OCCUPIED	2.3	2.0	1.9	1.6	5.0	.0	

HOUSING UNIT VALUE AND MONTHLY OWNER COSTS (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (29)

OWNER COSTS	HOUSING UNIT VALUE												
	\$ 0- 10,000	10,000- 14,999	15,000- 19,999	20,000- 24,999	25,000- 29,999	30,000- 34,999	35,000- 39,999	40,000- 49,999	50,000- 79,999	80,000- 99,999	100,000- 149,999	150,000- 199,999	200,000+
\$ 0 - 99	0	0	0	0	0	0	0	0	0	9	0	6	6
\$100 - 199	0	0	0	0	9	0	0	8	36	13	61	129	122
\$200 - 299	0	0	0	0	0	0	0	0	22	0	126	258	175
\$300 - 399	0	0	7	6	0	5	0	0	5	8	202	466	456
\$400 - 499	0	0	0	0	0	0	0	14	11	0	84	309	699
\$500 - 749	0	0	0	0	6	0	0	0	6	0	104	337	1218
\$750 +	0	0	0	0	0	0	0	0	0	5	74	470	2507
TOTAL UNITS	0	0	7	6	15	5	0	22	80	35	651	1975	5183

GROSS RENT AND BEDROOMS (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (33)

BEDROOMS	GROSS RENT									NO CASH RENT
	\$ 0- 99	100- 149	150- 199	200- 249	250- 299	300- 349	350- 399	400- 499	500+	
0	0	0	0	5	0	6	0	16	0	0
1	0	0	0	5	5	67	138	172	58	5
2	0	0	0	0	10	5	29	479	390	12
3	0	0	0	0	0	0	0	13	497	28
4	0	0	0	0	5	0	0	0	217	12
5 +	0	0	0	0	0	0	0	0	17	0
TOTAL UNITS	0	0	0	10	20	78	167	680	1179	57

MONTHLY RESIDENTIAL ENERGY COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (OCCUPIED HOUSING UNITS) (35)

OCCUPIED UNITS	PERCENTAGE							NOT COMPUTED
	0	.1 - 2	3 - 4	5 - 9	10 - 14	15 - 19	20+	
TOTAL	34	9412	1405	672	123	40	95	144
OWNER	6	7802	1048	523	100	33	76	83
RENTER	28	1610	357	149	23	7	19	61

HOUSEHOLD INCOME AND PLUMBING FACILITIES (OCCUPIED HOUSING UNITS W/HOUSEHOLDER OR SPOUSE AGE 60+) (57)

HOUSEHOLD INCOME	COMPLETE PLUMBING FOR EXCLUSIVE USE		LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	
	1 PERSON	2+ PERSONS	1 PERSON	2+ PERSONS
\$ 0 - 4,999	67	5	0	0
\$ 5,000 - 9,999	63	50	0	0
\$10,000 - 14,999	44	75	0	0
\$15,000 - 19,999	67	118	0	0
\$20,000 - 24,999	49	124	0	0
\$25,000 - 29,999	8	132	0	0
\$30,000 +	41	1005	0	0

POVERTY STATUS BY HOUSING CHARACTERISTICS (TOTAL OCCUPIED HOUSING UNITS - 1979 INCOME)

ENERGY COSTS AS % OF HOUSEHOLD INC (47)	INCOME BELOW POVERTY	INCOME BETWEEN 100 & 124% OF POVERTY	INCOME 125% OF POVERTY AND ABOVE
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.1 - 0	6	0	28
.1 - 2	6	0	9406
3 - 4	19	0	1386
5 - 9	23	38	611
10 - 14	26	12	85
15 - 19	7	12	21
20 +	95	0	0
NOT COMPUTED	144	0	0

AGE OF HOUSEHOLDER (51)

< 55	229	49	8293
55 < 59	36	0	1653
60 < 64	28	0	802
65 < 74	6	7	607
75 +	27	6	182

SELECTED CHARACTERISTICS (49)

LACKING COMPLETE PLUMBING	0	0	7
1.01+ PERSONS/ROOM	0	0	136
UNIT BUILT BEFORE 1940	4	0	55
LACKING CENTRAL HEATING	28	0	74
NO VEHICLE AVAILABLE	6	0	39

SUMMARY OF SELECTED CHARACTERISTICS (50)

NONE PRESENT	292	62	11226
1 OF 5 PRESENT	30	0	311
2 OF 5 PRESENT	4	0	0
3 OF 5 PRESENT	0	0	0
4 OF 5 PRESENT	0	0	0
5 OF 5 PRESENT	0	0	0

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED NONCONOMINIUM HOUSING UNITS) (44)

\$ < 10,000	0	0	0
\$ 10,000 - 29,999	9	0	19
\$ 30,000 - 49,999	8	0	19
\$ 50,000 - 79,999	7	5	68
\$ 80,000 - 99,999	0	0	35
\$100,000 - 149,999	30	0	621
\$150,000 +	116	14	7028

GROSS RENT (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (45)

\$ < 100	0	0	0
\$100 - 149	0	0	0
\$150 - 199	0	0	0
\$200 - 249	0	5	5
\$250 - 299	0	0	20
\$300 - 399	19	6	220
\$400 - 499	30	5	645
\$500 +	68	14	1097
NO CASH RENT	6	6	45

	-----YEAR STRUCTURE BUILT-----							
UNITS IN STRUCTURE (YEAR-ROUND UNITS) (10)	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940	TOTAL
1, DETACHED	82	346	1292	5436	1878	85	54	9173
1, ATTACHED	75	285	242	35	4	0	0	641
2	0	0	0	0	0	0	0	0
3 - 4	16	42	90	52	8	0	5	213
5 - 9	0	36	217	94	9	0	0	356
10 +	0	261	852	726	45	14	0	1898
MOBILE HOMES	0	0	0	0	0	0	0	0

CONDOMINIUMS (4)	85	547	616	344	14	0	0	1606
HOUSING UNIT VALUE (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (26)								
\$ < 10,000	0	0	0	0	0	0	0	0
\$ 10,000 - 29,999	0	0	21	7	0	0	0	28
\$ 30,000 - 49,999	0	0	0	14	8	0	5	27
\$ 50,000 - 79,999	0	0	0	53	27	0	0	80
\$ 80,000 - 99,999	0	5	0	15	15	0	0	35
\$100,000 - 149,999	0	0	52	339	256	0	4	651
\$150,000 +	56	303	1140	4256	1301	63	39	7158
SELECTED MONTHLY OWNER COSTS (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (36)								
\$ < 100	0	0	0	12	9	0	0	21
\$100 - 199	0	6	15	176	164	9	8	378
\$200 - 299	0	7	40	337	197	0	0	581
\$300 - 399	0	5	39	796	302	0	13	1155
\$400 - 499	6	8	149	772	155	19	8	1117
\$500 - 749	0	13	341	970	332	15	0	1671
\$750 +	50	269	629	1621	448	20	19	3056
OCCUPANCY & VACANCY (YEAR-ROUND HOUSING UNITS) (59)								
TOTAL YEAR-ROUND	173	970	2693	6343	1944	99	59	12281
VACANT FOR SALE	21	19	39	25	2	0	0	106
VACANT FOR RENT	0	35	70	55	3	0	0	163
OTHER VACANT	0	0	23	48	16	0	0	87
PRICE ASKED (SPECIFIED VACANT-FOR-SALE NONCONDOMINIUM HOUSING UNITS) (74)								
\$ < 10,000	0	0	0	0	0	0	0	0
\$ 10,000 - 29,999	0	0	0	0	0	0	0	0
\$ 30,000 - 49,999	0	0	0	0	0	0	0	0
\$ 50,000 - 79,999	0	0	0	0	0	0	0	0
\$ 80,000 - 99,999	0	0	0	0	0	0	0	0
\$100,000 - 149,999	0	0	0	0	0	0	0	0
\$150,000 +	21	7	20	25	2	0	0	75
RENT ASKED (SPECIFIED VACANT-FOR-RENT HOUSING UNITS) (77)								
\$ < 100	0	0	0	0	0	0	0	0
\$100 - 149	0	0	0	0	0	0	0	0
\$150 - 199	0	0	0	3	0	0	0	3
\$200 - 249	0	0	0	0	0	0	0	0
\$250 - 299	0	0	0	0	0	0	0	0
\$300 - 399	0	0	14	0	0	0	0	14
\$400 - 499	0	0	19	26	0	0	0	45
\$500 +	0	35	37	23	3	0	0	98

-----OCCUPIED HOUSING UNITS-----						
TOTAL OCCUPIED (1)	11925	%				
OWNER OCCUPIED	9671	81.1				
RENTER OCCUPIED, WITH CASH	2187	18.3				
RENTER OCCUPIED, NO CASH	67	.6				
			MEDIAN PERSONS PER UNIT (4)	2.8	OWNER 3.0	RENTER 2.1
			MEDIAN ROOMS PER UNIT (6)	6.7	7.1	4.6

OCCUPIED UNITS BY UNITS IN STRUCTURE AND PERSONS IN UNIT (11)

PERSONS PER UNIT	-----1, MOBILE HOMES-----			-----2 - 4-----			-----5 OR MORE-----			-----TOTAL-----		
	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER
1	519	474	45	56	15	41	725	220	505	1300	709	591
2	2746	2579	167	75	27	48	987	414	573	3808	3020	788
3	2063	1889	174	35	16	19	274	80	194	2372	1985	387
4	2551	2294	257	33	20	13	59	9	50	2643	2323	320
5	1150	1054	96	14	0	14	34	14	20	1198	1068	130
6 +	600	562	38	0	0	0	4	4	0	604	566	38

	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
PLUMBING FACILITIES (15)			
COMPLETE PLUMBING	11918	9671	2247
COMPLETE PLUMBING(SHARED)	7	0	7
SOME PLUMBING	0	0	0
NO PLUMBING	0	0	0

VEHICLES AVAILABLE (25)

NONE	45	14	31
1	2076	1148	928
2	5969	4929	1040
3	3033	2837	196
4 +	802	743	59

YEAR HOUSEHOLDER MOVED INTO UNIT (26)

1979 - MARCH 1980	2279	1104	1175
1975 - 1978	3629	2775	854
1970 - 1974	2586	2413	173
1960 - 1969	3053	3006	47
1950 - 1959	363	358	5
PRE 1949	15	15	0

HEATING EQUIPMENT (33)

STEAM OR HOT WATER	60	60	0
CENTRAL FURNACE	9566	8632	934
ELECTRIC HEAT PUMP	128	53	75
OTHER BUILT-IN ELECTRIC	2005	823	1182
FLOOR, WALL, OR			
PIPELESS FURNACE	64	34	30
ROOM HEATERS W/FLUE	25	16	9
ROOM HEATERS W/O FLUE	6	0	6
FIREPLACE, STOVES, OR			
PORTABLE ROOM HEATERS	55	37	18
NONE	16	16	0

HOUSE HEATING FUEL (34)

UTILITY GAS	9487	8576	911
BOTTLED, TANK, OR LP GAS	35	35	0
ELECTRICITY	2363	1020	1343
FUEL OIL, KEROSENE, ETC.	8	8	0
COAL OR COKE	0	0	0
WOOD	16	16	0
OTHER	0	0	0
NONE	16	16	0

YEAR STRUCTURE BUILT (13, 58)

	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940
TOTAL OCCUPIED	152	916	2561	6215	1923	99	59
MEAN PERSONS	2.7	2.7	2.7	3.2	3.0	2.7	3.4
OWNER OCCUPIED	113	722	1668	5311	1733	70	54
MEAN PERSONS	2.6	2.7	3.1	3.3	3.0	2.8	3.6
RENTER OCCUPIED	39	194	893	904	190	29	5
MEAN PERSONS	2.8	2.7	2.0	2.5	3.1	2.3	1.1

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED) (17,18)

	TOTAL	NON- CONDOMINIUMS	CONDOMINIUMS
\$ < 10,000	0	0	0
\$ 10,000 - 14,999	0	0	0
\$ 15,000 - 19,999	7	7	0
\$ 20,000 - 24,999	6	6	0
\$ 25,000 - 29,999	15	15	0
\$ 30,000 - 34,999	5	5	0
\$ 35,000 - 39,999	0	0	0
\$ 40,000 - 44,999	8	8	0
\$ 45,000 - 49,999	14	14	0
\$ 50,000 - 59,999	48	48	0
\$ 60,000 - 69,999	12	12	0
\$ 70,000 - 79,999	58	20	38
\$ 80,000 - 89,999	44	14	30
\$ 90,000 - 99,999	44	21	23
\$100,000 - 124,999	407	235	172
\$125,000 - 149,999	673	416	257
\$150,000 - 199,999	2396	1975	421
\$200,000 +	5386	5183	203
TOTAL	9123	7979	1144
MEDIAN		200100	156200

HOUSING UNIT RENT (SPECIFIED RENTER-OCCUPIED) (20,21,39,40)

	GROSS	CONTRACT
\$ < 50	0	0
\$ 50 - 59	0	0
\$ 60 - 69	0	0
\$ 70 - 79	0	0
\$ 80 - 89	0	0
\$ 90 - 99	0	0
\$100 - 119	0	0
\$120 - 139	0	0
\$140 - 159	0	5
\$160 - 179	0	5
\$180 - 199	0	0
\$200 - 224	5	5
\$225 - 249	5	5
\$250 - 274	15	15
\$275 - 299	5	5
\$300 - 349	78	157
\$350 - 399	167	194
\$400 - 499	680	656
\$500 +	1179	1087
NO CASH RENT	57	57
TOTAL	2134	2134
MEDIAN	501	501

POVERTY STATUS BY VALUE AND GROSS RENT (1979 INCOME)

HOUSING UNIT VALUE (SPECIFIED OWNER- OCCUPIED NONCONDO- MINIUMS) (65)	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125 % OF POVERTY
\$ < 10,000	0	0	0
\$ 10,000 - 29,999	9	0	19
\$ 30,000 - 49,999	8	0	19
\$ 50,000 - 79,999	7	5	68
\$ 80,000 - 99,999	0	0	35
\$100,000 - 149,999	30	0	621
\$150,000 +	116	14	7028
HOUSING UNIT RENT (SPECIFIED RENTER- OCCUPIED) (66)			
\$ < 100	0	0	0
\$100 - 149	0	0	0
\$150 - 199	0	0	0
\$200 - 249	0	5	5
\$250 - 299	0	0	20
\$300 - 399	19	6	220
\$400 - 499	30	5	645
\$500 +	68	14	1097
NO CASH RENT	6	6	45

UNITS IN STRUCTURE BY GROSS RENT (SPECIFIED RENTER-OCCUPIED) (85)

	UNITS IN STRUCTURE					MOBILE HOMES	BOAT, TENT, VAN, ETC
GROSS RENT	1	2-4	5-9	10-49	50+		
\$ < 100	0	0	0	0	0	0	0
\$100 - 149	0	0	0	0	0	0	0
\$150 - 199	0	0	0	0	0	0	0
\$200 - 249	0	0	0	10	0	0	0
\$250 - 299	5	5	5	5	0	0	0
\$300 - 349	5	0	20	10	43	0	0
\$350 - 399	0	7	24	65	71	0	0
\$400 - 499	9	78	122	227	244	0	0
\$500 +	660	45	50	227	197	0	0
NO CASH RENT	35	0	6	11	5	0	0

-----MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED NONCONCOMINIUM HOUSING UNITS-----

SELECTED MONTHLY OWNER COSTS (53,54)

SELECTED MONTHLY OWNER COSTS BY HOUSEHOLD TYPE (56)

OWNER OCCUPIED UNITS WITH A MORTGAGE			-----FAMILY-----						---NON FAMILY---	
			1 PERSON MALE	1 PERSON FEMALE	MARRIED COUPLE	MALE HOUSE- HOLDER NO SPOUSE	FEMALE HOUSE- HOLDER NO SPOUSE		MALE HOUSE- HOLDER	FEMALE HOUSE- HOLDER
\$	< 50	0								
\$	50 - 99	6								
\$	100 - 149	6								
\$	150 - 199	24			15	0	6	0	0	0
\$	200 - 249	107	\$	< 100	0					
\$	250 - 299	351	\$100 - 199	20	53	288	0	17	0	0
\$	300 - 349	507	\$200 - 299	24	41	437	24	49	0	6
\$	350 - 399	626	\$300 - 399	5	35	980	31	98	0	6
\$	400 - 449	579	\$400 - 499	7	32	1031	12	29	0	6
\$	450 - 499	538	\$500 - 749	7	20	1546	36	50	6	6
\$	500 - 599	758	\$750 +	52	39	2740	56	134	28	7
\$	600 - 699	597		634	220			383		31
\$	700 - 799	549								
\$	800 - 899	353	SELECTED MONTHLY OWNER COSTS BY AGE OF HOUSEHOLDER (57)							
\$	900 - 999	365		15-24	25-34	35-44	45-54	55-64	65+	
\$1,000 +		2105	\$	< 100	6	0	0	6	0	9
MEDIAN		637	\$100 - 199	9	0	18	76	165	110	
			\$200 - 299	6	7	82	163	226	97	
			\$300 - 399	0	14	187	466	400	88	
			\$400 - 499	0	24	220	408	398	67	
			\$500 - 749	6	119	549	629	344	24	
			\$750 +	0	381	1411	876	363	25	

OWNER OCCUPIED
NOT MORTGAGED

\$	< 50	0
\$	50 - 74	0
\$	75 - 99	15
\$	100 - 124	89
\$	125 - 149	87
\$	150 - 174	123
\$	175 - 199	49
\$	200 - 249	79
\$	250 - 299	44
\$	300 - 399	22
\$	400 +	0
MEDIAN		163

SELECTED MONTHLY OWNER COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (52)

HOUSEHOLD INCOME	0-9%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	50% +	NOT COMPUTED
\$	< 5,000	0	0	0	0	0	0	7	62	79
\$	5,000 - 9,999	0	0	11	11	5	0	26	96	0
\$	10,000 - 14,999	0	4	12	11	13	20	33	71	0
\$	15,000 - 19,999	23	13	30	12	17	18	14	53	0
\$	20,000 - 29,999	42	111	137	115	62	31	63	108	0
\$	30,000 - 39,999	138	354	284	139	180	69	72	83	0
\$	40,000 - 49,999	357	370	295	130	158	152	67	131	0
\$	50,000 - 74,999	683	484	335	198	183	85	65	98	25
\$	75,000 +	594	208	226	141	66	41	6	7	6

		\$ 0- 9,999	10,000- 14,999	15,000- 19,999	20,000- 24,999	25,000- 29,999	30,000- 34,999	35,000- 39,999	40,000- 49,999	50,000- 79,999	80,000- 99,999	100,000- 149,999	150,000- 199,999	200,000+
\$	< 5,000	0	0	0	0	9	0	0	8	7	0	14	27	83
\$	5,000 - 9,999	0	0	0	0	0	0	0	0	10	0	42	87	48
\$	10,000 - 14,999	0	0	0	0	0	0	0	0	27	10	67	54	107
\$	15,000 - 19,999	0	0	0	0	0	0	0	0	8	19	64	103	87
\$	20,000 - 29,999	0	0	0	0	6	0	0	0	44	14	249	299	418
\$	30,000 - 39,999	0	0	0	0	0	5	0	0	0	25	251	567	749
\$	40,000 - 49,999	0	0	0	0	0	0	0	14	17	13	140	586	1048
\$	50,000 - 74,999	0	0	0	0	0	0	0	0	5	7	183	472	1685
\$	75,000 +	0	0	7	6	0	0	0	0	0	0	70	201	1161

		\$ 0-99	100-149	150-199	200-249	250-299	300-349	350-399	400-499	500 +	NO CASH RENT
\$	< 5,000	0	0	0	5	0	18	7	18	68	12
\$	5,000 - 9,999	0	0	0	5	5	13	6	54	20	11
\$	10,000 - 14,999	0	0	0	0	0	17	27	75	64	16
\$	15,000 - 19,999	0	0	0	0	10	18	55	130	85	0
\$	20,000 - 29,999	0	0	0	0	0	7	37	187	272	12
\$	30,000 - 39,999	0	0	0	0	0	5	22	118	251	0
\$	40,000 - 49,999	0	0	0	0	5	0	7	34	188	6
\$	50,000 - 74,999	0	0	0	0	0	0	6	52	175	0
\$	75,000 +	0	0	0	0	0	0	0	12	56	0

[illegible]

-----HOUSING UNITS WITH HOUSEHOLDER OR SPOUSE AGE 60+-----

	HOUSEHOLDER OR SPOUSE AGE 60-64, NEITHER AGE 65 OR OLDER				HOUSEHOLDER OR SPOUSE AGE 65 OR OVER			
	TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS	TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS
		NUMBER	%	NUMBER		NUMBER	%	NUMBER
TOTAL (67)	917	774	84.4	143	931	763	82.0	168
LIVE IN ONE FAMILY HOUSE (68)	740	712	96.2	28	594	544	91.6	50
LIVE IN MOBILE HOME (69)	0	0	.0	0	0	0	.0	0
LIVE IN CONDOMINIUM (72)	100	73	73.0	27	272	244	89.7	28
LIVE IN 4+ STORY STRUCTURE WITH ELEVATOR (77)	18	13	72.2	5	66	28	42.4	38
LACKING COMPLETE PLUMBING (83)	0	0	.0	0	0	0	.0	0
1.01 OR MORE PERSONS PER ROOM (71)	0	0	.0	0	4	4	100.0	0
LACKING COMPLETE PLUMBING AND 1.01 OR MORE PERSONS PER ROOM (70)	0	0	.0	0	0	0	.0	0
NO KITCHEN FACILITIES (73)	0	0	.0	0	0	0	.0	0
NO VEHICLE AVAILABLE (74)	0	0	.0	0	45	14	31.1	31
NO TELEPHONE (75)	0	0	.0	0	5	0	.0	5
NO CENTRAL HEATING SYSTEM (76)	19	8	42.1	11	27	22	81.5	5
NO AIR CONDITIONING (78)	816	678	83.1	138	786	618	78.6	168
MEAN HOUSING UNIT VALUE (79,80)		200406		500		188573		475
MEAN HOUSING UNIT RENT (79,80)								

SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS
HOUSEHOLDERS AGE 65 OR OLDER BY
SELECTED MONTHLY OWNER COSTS (57)

		%
\$ < 100	9	2.1
\$100 - 199	110	26.2
\$200 - 299	97	23.1
\$300 - 399	88	21.0
\$400 - 499	67	16.0
\$500 - 749	24	5.7
\$750 +	25	6.0

U.C. BERKELEY LIBRARIES



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